

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Coltman VC Room, Town Hall, Burton upon Trent on Tuesday 11th December 2018.

Present:

Councillors E. Barker (Chairman), M. J. Bowering, K. J. Builth, R. Faulkner, Mrs V. J. Gould, G. Hall, S. Hussain, Mrs J. Jessel, R. Johnston and Ms A. Legg.

Officers Present:

L. Durham (Senior Solicitor), A. Miller (Planning Manager), K. Challoner (Planning Officer), R. Duckworth (Planning Officer) and A. Harvey (Principal Planning Officer).

Apologies for absence were received from Councillors R. J. Clarke, Mrs B. Toon and C. Whittaker.

313/18 **DECLARATIONS OF INTEREST**

Councillor E. Barker, S. Hussain and Mrs J. Jessel declared that as they did not attend the original site visit for application no. P/2018/00505, they would take part in the debate but were unable to vote upon the application.

Councillor S. Hussain declared that as he did not attend the site visit nos. P/2018/01208 and P/2017/0156, he would take part in the debate but was unable to vote upon the application.

314/18 **MINUTES**

The Minutes of the meeting held on 13th November 2018 were approved and signed as a correct record.

315/18 **URGENT BUSINESS**

There was no urgent business submitted to the meeting pursuant to Rule 12.

316/18 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2018/00505 – Demolition of the existing farmhouse and outbuildings to facilitate the erection of two detached dwellings and associated garages (Supplementary Report further to deferral at the Committee Meeting of 16th October 2018) – Roycroft Farm, Bramshall Road, Uttoxeter, Staffordshire (Ward: Heath)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, Mrs V. J. Gould, G. Hall, Mrs J. Jessel, R. Johnston and Ms A. Legg.

Mr G. Elkin, agent of the applicant, spoke on the application.

Resolved:

That the planning permission be **APPROVED**, subject to a Section 106 Agreement (providing for a commuted sum of £3,000 payable in relation to off-site affordable housing provision) and the following conditions:

1. Standard two year commencement condition.
2. Approved (Amended) Plans.
3. Sample materials.
4. Foul water drainage details and implementation.
5. Land contamination mitigation.
6. Notwithstanding the submitted plans precise landscape details (including boundary treatments) to be provided.
7. Permanent stopping up of existing access off Bramshall Road.
8. Landscaping to be undertaken in the first planting season following the completion of the development.
9. Boundary treatments to be provided before each dwelling is first occupied.
10. Provision and retention of bins to serve each dwelling.
11. Parking/garaging and access provision before each dwelling is first occupied and thereafter retained.
12. Garage retention with the removal of permitted development rights.
13. There shall be no obstruction within the site at any time (including boundary treatments and planting) above 600mm in height within the western 2.4 metre x 43 metre visibility splay at the junction of Geoff Morrison Way with Bramshall Road.
14. Provision and retention of visibility splays to the access drives to Plots 1 and 2.
15. Protected species/bird mitigation measures to be implemented in accordance with the recommendations of the submitted ecology assessment.
16. The provision and retention of electrical charging points to the garaging to each dwelling.

Informatives

1. Standard engagement informative.
2. Standard timing/cost of discharge of condition informative.
3. County Highway Authority advice in relation to works on the highway and need for consents under the Highway Acts.

4. Severn Trent Water advise that “there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building”.
5. The Local Planning Authority requests that the existing roof tiles to the buildings to be demolished are re-used in the new development where they are in a satisfactory condition for re-use.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor M J Bowering		
Councillor K J Builth		
Councillor R Faulkner		
Councillor V J Gould		
Councillor G Hall		
Councillor R Johnston		
Councillor Ms A Legg		

(Councillor E. Barker, S. Hussain and Mrs J. Jessel did not vote as they did not attend the original site visit).

2. **P/2018/01208 – Erection of eight detached bungalows including car parking, access and entrance gates – Land at Demonfort Way, Uttoxeter, Staffordshire ST14 8XU (Ward: Town)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, Mrs V. J. Gould, G. Hall, Mrs J. Jessel, R. Johnston and Ms A. Legg.

Resolved:

APPROVE subject to the following conditions:

1. Standard two year commencement.
2. Approved Plans.
3. Sample materials.
4. Foul water drainage details and implementation.
5. Access, turning and parking areas to be provided in porous material before each dwelling is first occupied and thereafter retained.
6. Details of relocation of street lighting/furniture.
7. Details of road construction and footways.

8. Provision of visibility splay in accordance with approved plans.
9. Provision of a Construction Vehicle Management Plan.
10. Landscaping to be undertaken in the first planting season following the completion of the development.
11. Boundary treatments to be provided before each dwelling is first occupied.
12. Provision and retention of bins to serve each dwelling.
13. Protected species/bird mitigation measures to be implemented in accordance with the recommendations of the submitted ecology assessment.
14. Protection of trees to be implemented in accordance with the recommendations of the submitted tree survey.
15. The provision and retention of electrical charging points to the garaging to each dwelling.
16. Removal of Permitted Development Rights for roof alterations/extensions.

Informatives

1. Standard engagement informative.
2. Standard timing/cost of discharge of condition informative.
3. County Highway Authority advice in relation to works on the highway and need for consents under the Highway Acts.
4. The attention of the applicant should still be drawn to the existence of the footpaths and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		Councillor M Bowering
Councillor K J Builth		Councillor G Hall
Councillor R Faulkner		
Councillor V J Gould		
Councillor Mrs J Jessel		
Councillor R Johnston		
Councillor Ms A Legg		

(Councillor S. Hussain did not vote as he did not attend the site visit).

3 . **P/2017/01556 – Reserved Matters application of the erection of 110 dwellings (Phase 1) including details of appearance. Landscaping, layout and scale (Revised plans received) – Site at Glenville Farm, Tutbury Road, Burton upon Trent, Staffordshire DE13 0AJ (Ward: Outwoods)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, Mrs V. J. Gould, G. Hall, Mrs J. Jessel, R. Johnston and Ms A. Legg.

Mr S. McManus, Parish Councillor, spoke on the application.

Mr J. Anderson, Parish Councillor, spoke on the application.

Mr M. Hoque, a member of the public, spoke on the application.

Resolved:

To **GRANT** planning permission for the development subject to the following conditions:

1. Approved Plans.
2. Prior to first occupation a scheme of sustainable drainage needs to be submitted to account for a number of aspects.
3. Prior to first occupation ensure landscaping is carried out for that respective plot.
4. Prior to first occupation ensure boundary treatments are erected for that respective plot and retained/repared as such.
5. Remove permitted development rights for garage conversions.
6. Phasing for this phase.
7. Prior to first occupation of the proposed dwelling, the proposed site access off Tutbury Road shall be.
8. Details and timescales of the off-site highway works associated with the Bitham Lane/Rolleston Road/Harehedge Lane junctions.
9. Details of proposed bollards fronting Tutbury Road.
10. Details of lighting of highway.
11. Details of species of trees and tree pits with highway.
12. Revised surface water strategy.
13. Prior to first occupation of any dwelling, the parking and turning areas for that dwelling shall be provided.

Informatives

1. Within the northern buffer zone additional planting is requested to help provide a level of screening of the proposed development from the north and to aid a more mature landscaped area.
2. The Construction Management Plan should take into consideration the peak times for the nearby school and the annual increases in attendance so as to avoid conflict. Routing of all construction traffic should be via the A38 Branston Interchange only.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		
Councillor M J Bowering		
Councillor K J Builth		
Councillor R Faulkner		
Councillor V J Gould		
Councillor G Hall		
Councillor Mrs J Jessel		
Councillor R Johnston		
Councillor Ms A Legg		

(Councillor S. Hussain did not vote as he did not attend the site visit).

317/18 **APPEALS RECEIVED AND DETERMINED**

The Report of Sal Khan, Head of Service regarding appeals received, withdrawn and determined was received and noted.

318/18 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 29th October 2018 and 23rd November 2018 was received and noted.

319/18 **EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:

That, in accordance with Section 100(A) (4) of the Local Government Act, 1972, the Press and Public be excluded from the Meeting during discussion of the following items it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that there would be disclosed exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Act indicated in brackets before each item number on the Agenda:

ENFORCEMENT SCHEDULE

PROPOSED CHANGES TO THE PLANNING COMMITTEE CONSTITUTION