

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 September 2018.

Present:

Councillors E. Barker (Chairman), K. J. Builth, R. J. Clarke, R. Faulkner, Mrs V. J. Gould, S. Hussain, Mrs J. Jessel, R. Johnston, Ms A. Legg, Mrs B. Toon and C. Whittaker.

Officers Present:

L. Durham (Senior Solicitor), A. Miller (Planning Manager) and S. Parmar (Senior Planning Officer).

Apologies for absence were received from Councillors M. J. Bowering and G. Hall.

288/18 **DECLARATIONS OF INTEREST**

Councillor K. Builth declared that as he did not attend the site visits he would take part in the debate but was unable to vote upon the application.

289/18 **MINUTES**

The Minutes of the meeting held on 14th August 2018 were approved and signed as a correct record.

290/18 **URGENT BUSINESS**

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

291/18 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2017/00697 – Reserved Matters application relating to P/2013/00432 for the construction of 392 dwellings including details of access, layout, scale, appearance and landscaping (Phase 3 & 4) – Land at South of Lichfield Road, Branston, Burton upon Trent DE14 3EQ (Ward: Branston)**

The above site visit was attended by Councillors E. Barker, R. Faulkner, Mrs V. J. Gould, S. Hussain, Mrs J. Jessel, R. Johnston, Ms A. Legg, Mrs B. Toon and C. Whittaker.

Mr P. Money, a member of the public spoke on the application.

Mr C. Timothy, agent for the applicant, spoke on the application.

Resolved:

APPROVE RESERVED MATTERS subject to the following conditions:

1. Time limit for commencement of development no later than 2 years in order to comply with the outline permission.

2. Approved Plans.
3. External facing materials in accordance with approved plans.
4. Prior to first occupation ensure landscaping is carried out for that respective plot.
5. Prior to first occupation ensure boundary treatments are erected for that respective plot and retained/repared as such.
6. Prior to first occupation ensure driveways, parking and turning areas as provided for that respective plot.
7. Installation of electric vehicle charging points prior to occupation within specific plots as agreed unless other details are first submitted to and agree with the Local Planning Authority.
8. Remove permitted development rights for garage conversions.
9. Lighting details adjacent to the railway to be agreed.
10. No lighting shall be installed within 20 metres of the boundary with the railway line unless lighting details are first submitted and agreed with the Local Planning Authority in consultation with Network Rail. The lighting shall only be installed in accordance with the details approved under this condition and shall be retained as such for the life of the development.
11. Prior to first occupation of any dwellings within Phase 4 full details of all proposed tree planting, and the proposed times of planting shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the National Forest Company. All tree planting shall be carried out in accordance with those details and at those times as approved under this condition and any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless other variation is first agreed in writing with the Local Planning Authority.

Informatives

1. Standard engagement informative.
2. Standard informative to advise which conditions on the outline approval have been complied with.
3. Draw attention to the comments of Network Rail.
4. The Council's Planning Committee recommends that the developer enters into discussions with the County Highway Authority to look at the feasibility of cycleways to be created within the scheme as part of the process for technical approval of roads. To this end a joint meeting is advised with the Highways Authority and Local Planning Authority to discuss options for cycleways.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		
Councillor R Faulkner		
Councillor V J Gould		
Councillor S Hussain		
Councillor Mrs J Jessel		
Councillor R Johnston		
Councillor Ms A Legg		
Councillor Mrs B Toom		
Councillor C Whittaker		

(Councillor K Builtth did not vote as he did not attend the site visit).

292/18 **APPEALS RECEIVED AND DETERMINED**

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

293/18 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 20th July 2018 and 24th August 2018 was received and noted.

294/18 **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

DISCUSSION OVER CHANGES TO THE CONSTITUTION

295/18 **ENFORCEMENT SCHEDULE**

The Report of Sal Khan, Head of Service regarding the enforcement schedule was received and noted.

296/18 **DISCUSSION OVER CHANGES TO THE CONSTITUTION**

Members agreed to defer this item to the next meeting of the Committee.

Chairman