

# 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 12<sup>th</sup> November 2019.

### **Present:**

Councillors G. Hall (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

### **Officers Present:**

L. Durham (Senior Solicitor), S. Rowberry (Interim Planning Manager), K. Challoner (Principal Planning Officer) and A. Harvey (Principal Planning Officer).

An apology for absence was received from Councillor S. Andjelkovic.

### 50/19 **DECLARATIONS OF INTEREST**

Councillor C. Whittaker declared a pecuniary interest in application number P/2019/00933 and so left the meeting so did not speak or vote thereupon.

### 51/19 **MINUTES**

The Minutes of the meeting held on 15<sup>th</sup> October 2019 were approved and signed as a correct record.

### 52/19 **URGENT BUSINESS**

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

### 53/19 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/00601 – Erection of a two storey detached building comprising of 2 no. one bedroom flats and 2 no. two bedroom flats including part demolition of 43 Shobnall Street at ground level to form vehicular access and erection of external staircase to first floor accommodation – 43 Shobnall Street, Burton upon Trent, Staffordshire DE14 2HH (Ward: Shobnall)**

The above site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mrs T. Dennis, on behalf of Shobnall Parish Council, spoke on the application.

Mr G. Noble, a member of the public, spoke on the application.

Mrs H. Smith, the applicant, spoke on the application.

**Resolved:**

To **REFUSE** planning permission for the following reasons:

Detailed Policy 1 (DP1) of the East Staffordshire Local Plan (2012 – 2031) requires that the design of the development responds to the environmental context and the density and mix of the development is in relation to its context. Detailed Policy 3 (DP3) of the Local Plan require that development should not unacceptably impact on residential amenities. Strategic Policy 24 (SP24) of the Local Plan states that layouts for new development should integrate with the existing environment and context, including space around dwellings, public and private space. The Separation Distances and Amenity SPD sets out requirements for new residential development in order to ensure a good level of residential amenity is achieved for existing and future occupiers. Policy HD2 of the Shobnall Neighbourhood Plan requires appropriate provision of private or shared green space to serve new housing developments.

The proposed development would be detrimental to the residential amenities of the future occupiers of the dwellings located within the two storey accommodation block to the rear of the site by reason of the overbearing and overshadowing impact of the adjacent two storey building to the east of the site and the lack of communal amenity garden space proposed as part of the scheme. As such the proposed development is contrary to Local Plan Policies SP1, SP24, DP1 and DP3, the Shobnall Neighbourhood Plan, the Separation Distances and Amenity SPD and the National Planning Policy Framework.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E Barker		
Councillor R Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor C Whittaker		

At this juncture Councillor C Whittaker left the meeting.

2. **P/2019/00121 – Erection of 2 no. dwellings and associated vehicular access (Revised Scheme) – Land at Coach and Horses Public House, High Street, Abbots Bromley (Ward: Abbots Bromley)**

This application was withdrawn from the agenda prior to the meeting.

3. **P/2019/00933 – Erection of 2 no. detached buildings to form holiday lets And installation of package treatment plants – Land adjacent to Long Walk, Loxley, Near Bramshall, Uttoxeter, Staffordshire (Ward: Bramshall)**

The above site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester and Mrs B. Toon.

Mr J. Malkin, agent for the applicant, spoke on the application.

**Resolved:**

To **PERMIT** subject to the following conditions:

1. Standard time limit for the commencement of the development.
2. Compliance with the approved plans (subject to other conditions).
3. All external materials (including colours) shall be compliance with the approved details.
4. The drainage scheme shall be completed prior to first use.
5. Submission and approval of finished floor/land levels and compliance with the approved details.
6. Submission and implementation of tree protection measures.
7. Submission and approval of a scheme of external lighting. No other lighting to be installed unless otherwise approved by the Local Planning Authority.
8. Submission and approval of scheme for bat and bird boxes and the implementation and maintenance of such.
9. Submission and approval of details of cycle storage facilities and compliance with the approved details.
10. Submission and approval of details of the proposed hot tub facilities and any associated works and gas bottle screening.
11. Completion of the access, parking and turning areas prior to first use and such remaining available for their dedicated purposes for the life of the development.
12. The Lodges shall be used for short-stay holiday accommodation only, with a maximum stay of one month in any twelve month period and a register of occupants shall be maintained for inspection during reasonable hours by the Local Planning Authority.

13. If the lodges stand vacant and are not let for a continuous period of six month, then the cabins hereby permitted shall be removed immediately from the site and the land restored to its former condition.

14. No other building other than those approved (or provided for by condition) shall be erected at the site unless planning permission is first granted by the Local Planning Authority.

### **Informatives**

1. Pre-commencement conditions standard informative.
2. Standard engagement informative.
3. Requirement to ensure that the construction phase does not impact on the use of the adjoining public right of way.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E Barker		
Councillor R Brady		
Councillor K Builtth		
Councillor R Faulkner		
Councillor V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		

### 54/19 **APPEALS RECEIVED AND DETERMINED**

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

### 55/19 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 30<sup>th</sup> September 2019 and 25<sup>th</sup> October 2019 was received and noted.

**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**

57/19

**ENFORCEMENT SCHEDULE**

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

**Chairman**