

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 15th November 2016.

Present:

Councillors G. Hall (Chairman), E. Barker, M. J. Bowering, K. J. Builth, R. J. Clarke, R. Faulkner (for Minute numbers 144/16 to 147/16 - 5.1 and 5.2 only), S. Gaskin, R. Johnston, Mrs J. Jones, Ms A. Legg, C. Smith, Mrs B. Toon and C. Whittaker (for Minute numbers 144/16 to 147/16 - 5.1 and 5.2 only).

Officers Present:

J. Kirkham (Solicitor), E. Christie (Planning Officer) C. El Hakiem (Principal Planning Officer), A. Harvey (Principal Planning Officer) and Naomi Perry (Principal Planning Policy Officer).

An apology for absence was received from Councillor G. Allen.

144/16 **DECLARATIONS OF INTEREST**

Councillor C. Smith declared that as he did not attend the site visits for application numbers P/2016/00653 and P/2016/01207 he would take part in the debates but was unable to vote upon those applications.

145/16 **MINUTES**

The Minutes of the meeting held on 20th September 2016 were approved and signed as a correct record.

146/16 **URGENT BUSINESS**

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

147/16 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2016/00653 – Erection of a detached dwelling including associated parking – 7 Lovatt Close, Stretton, Burton upon Trent, Staffordshire DE13 0HZ (Ward: Stretton)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K J Builth, R J Clarke, R. Faulkner, S. Gaskin, G. Hall, R. A. Johnston, Mrs J. Jones, Ms A Legg, Mrs B. Toon and C. Whittaker.

Mr A. Anger, a member of the public, 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. Submission and approval of a construction management plan including parking facilities for vehicles of site personnel, operatives and visitors, loading and unloading arrangements for plant and materials and the storage areas for plant and materials used during the construction of the development.
4. Submission and approval of slab levels and compliance with the approved details.
5. Submission and approval of all external materials (including colours) and compliance with the approved details.
6. Submission and approval of full landscaping and boundary treatment including details of tree protection measures for retained trees, the planting of native trees.
7. Submission and approval of full biodiversity enhancement measures and the implementation and maintenance of such.
8. Submission and approval of a scheme regarding sustainable construction and energy efficiency and compliance with such.
9. Implementation of the approved landscaping scheme.
10. The scheme shall be implemented in accordance with the approved surface water and foul water drainage scheme prior to first occupation of the dwelling.
11. Completion of the access, parking and turning areas in a bound and porous material/s (with exact material/s to be first approved by Local Planning Authority) and such remaining available for their dedicated purposes for the life of the development.
12. Development shall be carried out in accordance with the recommendation of the noise report.
13. All windows and external doors to be set back from outer face of wall by 500mm unless first agreed in writing by the Local Planning Authority.
14. Removal of permitted development right for future extensions, outbuildings, external alterations including any new windows and roof lights, boundary treatment and solar panels for amenity and visual reasons.

Informatives

1. Pre-commencement conditions standard informative.
2. Details of when materials are available for inspection.
3. Standard engagement informative.

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 C Smith
Councillor K J Builth	Councillor R Clarke	
Councillor R Faulkner	Councillor Ms A Legg	
Councillor S Gaskin	Councillor Mrs B Toon	
Councillor G Hall		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor C Whittaker		

2. **P/2016/01207 – Demolition of existing building and erection of a replacement dwelling – Winter House, Hall Grounds, Rolleston on Dove, Burton upon Trent, Staffordshire DE13 1RS (Ward: Rolleston)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K J Builth, R J Clarke, R. Faulkner, S. Gaskin, G. Hall, R. A. Johnston, Mrs J. Jones, Ms A Legg, Mrs B. Toon and C. Whittaker.

Mr T. Bottrill, Mrs A. Brittan and Mr P. Taylor, members of the public spoke on the application.

Mr T. Bevan, agent for the applicant, spoke on the application.

Resolved:

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. Submission and approval of a construction management plan including parking facilities for vehicles of site personnel, operatives and visitors, loading and unloading arrangements for plant and materials and the storage areas for plant and materials used during the construction of the development.
4. Submission and approval of slab levels and compliance with the approved details.
5. Notwithstanding the stated details, approval of all external materials (including colours) and compliance with the approved details.
6. Submission and approval of details of external joinery and compliance with the approved details.
7. Notwithstanding the stated details, approval of all heating and ventilation outlets (including colour and finish) and compliance with the approved details.

8. Submission and approval of a surface water and foul water drainage scheme and implementation of such.
9. Notwithstanding the submitted details, submission of full landscaping and boundary treatment including details of tree protection measures for retained trees, the planting of native trees.
10. Submission and approval of full biodiversity enhancement measures and the implementation and maintenance of such.
11. Submission and approval of a scheme regarding sustainable construction and energy efficiency and compliance with such.
12. Implementation of the approved landscaping scheme.
13. Completion of the access, parking and turning areas in a bound and porous material/s (with exact material/s to be first approved by Local Planning Authority) and such remaining available for their dedicated purposes for the life of the development.
14. All windows and external doors to be set back from the outer face wall by 100mm unless first agreed in writing by the Local Planning Authority.
15. Full compliance with all mitigation measures detailed in the ecology reports including enhancement measures for diversity protection and enhancement reasons (Bespoke Condition).
16. Details of the measures to be implemented to protect trees during the development and implementation as such.
17. Removal of permitted development rights for future extensions, outbuildings, external alterations including any new windows and roof lights, boundary treatment and solar panels for amenity and visual reasons.
18. No demolition works shall commence on the site until such time as a contract (including timetable) for the re-development of the site hereby approved has been first agreed in writing with the Local Planning Authority. The development shall be undertaken in strict accordance with the agreed details.

Informatives

1. Pre-commencement conditions standard informative.
2. Details of when materials are available for inspection.
3. Hall Grounds is a private road and consequently the above comment relates purely to the effects of the development on roads for which Staffordshire County Council is the Highway Authority (Bespoke Condition).
4. Standard engagement informative.
5. Landscaping scheme should be planted as a buffer on the east side of the development.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker	Councillor Ms A Legg	Councillor C Smith
Councillor M J Bowering	Councillor S Gaskin	
Councillor K J Builth	Councillor Mrs B Toon	
Councillor R J Clarke		
Councillor R Faulkner		
Councillor G Hall		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor C Whittaker		

3. **P/2016/00216 – Reserved Matters application relating to P/2013/00882 for the erection of 40 dwellings including 13 affordable units, together with drainage and highways infrastructure, and including details of access, appearance, landscaping, layout and scale (Phase1B) – Amended Scheme – Land West of Uttoxeter, A50 Bypass, Uttoxeter, Staffordshire (Ward: Abbey)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, K J Builth, R J Clarke, R. Faulkner, S. Gaskin, G. Hall, R. A. Johnston, Mrs J. Jones, Ms A Legg, C. Smith, Mrs B. Toon and C. Whittaker.

Councillor A. Noyes, parish councillor, spoke on the application.

Mrs D. Glanville, 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. Compliance with the approved plans.
2. Details of surface water drainage interceptors to be provided.
3. Details of new turning head to link road and timing of provisions.
4. Parking and turning facilities to be provided before each dwelling is first occupied.
5. Garages to be retained as being available for parking at all times.
6. Provision of waterproof cycle shelters to those dwellings without garaging.
7. Any soakaways to be sited a minimum distance of 5.0 metres back from the edge of the highway.

8. Tree planting on the man route through the site (the 'link road') shall be heavy standard or semi-mature specimens.
9. The planting mix to the new hedgerow to the eastern boundary to have non-poisonous species to horses.
10. The new hedgerow to the eastern boundary to be planted in the current planting season. All other landscaping works to be undertaken in first season post completion.
11. Precise details of works in relation to the creation of the open ditch immediately to the east and north/north-east of the pond and the newt receptor area.
12. The open ditch/newt receptor area shall be provided before any other development works (including site clearance works) are undertaken.
13. Security fencing to be provided to pumping station compound before pumping station first brought into use.
14. Obscure glazing to first floor window units to the rear (eastern) elevations of the properties on Plots 029, 030, 031 and 032.
15. Any opening light to the first floor window units to the rear (eastern) elevations of the properties on Plots 029, 030, 031 and 032 shall have a cill height with a minimum clearance of 1.7 metres above the internal floor level.
16. Obscure glazing to first floor window unit to the eastern side elevation of the dwelling on Plot 028.
17. Any opening light to the first floor window unit to the eastern side elevation of the dwelling on Plot 028 shall have a cill height with a minimum clearance of 1.7 metres above the internal floor level.
18. Removal of permitted development rights for the insertion of new window units/openings above ground floor level to:
 - The rear (eastern) elevations of the properties on Plots 029, 030, 031 and 032.
 - The eastern side elevation of the dwelling on Plot 028.
 - The southern elevation of dwelling on Plot 084.

Informatives

1. Standard engagement informative.
2. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
3. Standard pre-commencement conditions informative.
4. It is recommended that 'newt friendly' kerbs be provided to highways within vicinity of pond (on adjacent paddock).
5. Contact East Staffordshire Borough Council Waste Management in relation to provision of bins/communal units.

6. Recommendation that 10% of the dwellings shall have ground floor accommodation that meets Building Regulations 2010 Standard M4(2).
7. Staffordshire County Council Ecologist recommends suitable species to be used in the hedgerow adjacent to the hibernacula (in detention basin).

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 J Clarke		
Councillor S Gaskin		
Councillor G Hall		
Councillor R A Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor C Smith		
Councillor Mrs B Toon		

148/15 **APPEALS RECEIVED AND DETERMINED**

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

149/16 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 2nd September 2016 and 28th October 2016 was received and noted.

150/16 **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

STANDARD CONDITIONS DISCUSSION

151/16 **ENFORCEMENT SCHEDULE**

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

152/16 **STANDARD CONDITIONS DISCUSSION**

Members received an oral update on the standard conditions for planning applications.

An opportunity for questions followed.

Chairman