

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 16th May 2017.

Present:

Councillors G. Hall (Chairman), E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, S. Hussain, R. Johnston, Mrs J. Jones, Ms A. Legg, C. Smith, S. Smith and C. Whittaker.

Officers Present:

J. Kirkham (Solicitor), S. Khan (Head of Service), J. Upton (Interim Planning Manager), C. El Hakiem (Principal Planning Officer) and A. Harvey (Principal Planning Officer).

Apologies for absence were received from Councillors R. Clarke, S. Gaskin and Mrs B. Toon.

187/17 **DECLARATIONS OF INTEREST**

Councillors S. Hussain and Mrs J. Jones declared that as they did not attend the site visit for application number P/2016/01267, they would take part in the debate but were unable to vote upon the application.

Councillor G. Hall declared a private interest in application number P/2016/01267 in that he lived opposite the application site, on the other side of the Blithfield Reservoir, and left the meeting prior to the consideration of the item.

188/17 **MINUTES**

The Minutes of the meeting held on 21st March 2017 were approved and signed as a correct record.

189/17 **URGENT BUSINESS**

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

190/17 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2016/01267 – Change of use of agricultural land to facilitate the siting of 10 holiday lodges, for a holiday season of 11 months each year, including installation of septic tank, formation of reed bed, pond/wetland and formation of vehicular access – Land at St. Stephens Hill Farm, Steenwood Lane, Admaston, Staffordshire WS15 3NQ (Ward:Bagots)**

At this juncture Councillor E Barker took the Chair.

The site visit was attended by Councillors E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, R. Johnston, Ms A. Legg, C. Smith, S. Smith and C. Whittaker.

Mr A. Vernon and Mrs P. Nelson, members of the public, spoke on the application.

Mr M. Pope, 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. Notwithstanding the stated details, approval of all external materials (including colours) and compliance with the approved details).
4. Submission and approval of a surface water and foul water drainage scheme to include details of sustainable drainage techniques and implementation and maintenance of such.
5. Submission and approval of slab levels and compliance with the approved details.
6. Submission 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 a scheme of external lighting and the implementation and maintenance of such.
8. Submission and approval of biodiversity enhancement measures and the implementation and implementation of such.
9. Submission and approval of details of bird hide and cycle storage facilities and compliance with the approved details.
10. Submission and approval of arrangements to provide adequate long term maintenance of the pond, to ensure maintenance in perpetuity.
11. Completion of the access, parking and turning areas and such remaining available for their dedicated purposes for the life of the development.
12. Submission and approval of hard and soft landscaping to include details of surfacing of the access and all car parking areas and compliance with the approved details.
13. Full compliance with all mitigation measures detailed in the ecology reports, including enhancement measures for biodiversity protection and enhancement reasons.
14. Full compliance with the Flood Risk Assessment.
15. 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.
16. If all lodges stand vacant and are not let for a continuous period of six months, then the cabins hereby permitted shall be removed immediately from the site and the land restored to its former condition.

Informatives

1. Finished floor levels are to be set no lower than 300mm above the adjacent ground levels.
2. Condition regarding pond maintenance is essential as the responsibility for future maintenance, repairs or improvements to the pond needs to be confirmed for the lifetime of the proposal.
3. Pre-commencement conditions standard informative.
4. Details of when materials are available for inspection.
5. Standard engagement informative.
6. Compliance with advice included within the Environment Agency's response including the requirement to obtain a permit to discharge.
7. Marketing materials and information provided to prospective visitors and to visitors upon booking to advise that the entrance to the site is accessed off the B5013.
8. An Emergency Plan, detailing evacuation routes and contingency in the event of high water within the reservoir or failure should be available in all holiday let units.

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 M Bowering		
Councillor K Built		
Councillor R Faulkner		
Councillor R Johnston		
Councillor C Smith		
Councillor S Smith		
Councillor C Whittaker		

At this juncture Councillor G. Hall returned to the meeting after this item and resumed the Chair.

191/17 **APPEALS RECEIVED AND DETERMINED**

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

192/17 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 24th March 2017 and 28th April 2017 was received and noted.

193/17 **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

194/17

ENFORCEMENT SCHEDULE

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

Chairman