

# 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 17<sup>th</sup> July 2018.

### **Present:**

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

### **Officers Present:**

L. Durham (Senior Solicitor), S. Khan (Head of Service), G. Northern (Planning Officer) and N. Perry (Principal Planning Policy Officer).

Apologies for absence were received from Councillors Mrs J. Jessel, R. Johnston and C. Whittaker.

### 272/18 **DECLARATIONS OF INTEREST**

Councillor M. Bowering declared that as he had spoken to a resident living opposite the application site (application no. P/2017/01376), so he would take part in the debate but was unable to vote upon the application.

### 273/18 **MINUTES**

The Minutes of the meeting held on 19<sup>th</sup> June 2018 were approved and signed as a correct record.

### 274/18 **URGENT BUSINESS**

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

### 275/18 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2017/01376 – Outline application for the erection of up to 25 dwellings with all matters reserved – Land North of Lynwood Road, Branston, Burton upon Trent DE14 3HZ (Ward: Branston)**

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

Mrs J. Stones, a member of the public spoke on the application.

Mr T. Deery, on behalf of the applicant, spoke on the application.

### **Resolved:**

That for the reasons set out in the report then, **PERMIT** subject to the following conditions:

1. Time limit for commencement (2 years from the last reserved matters)

2. Time limit for reserved matters (3 years from this permission).
3. Details of all reserved matters to submitted and approved.
4. Samples of external materials to be approved.
5. A construction management plan shall be submitted and approved.
6. Scheme for disposal of foul and surface water.
7. Reserved matters to have due regard to the protected species survey and its recommendations in its design and layout.
8. Reserved matters to include scheme for surface water limiting discharge to 5 l/s.
9. An up to date assessment of protected species on site and adjacent, prior to any commencement.
10. Details of the incorporation of features for nesting birds and bats to be submitted and agreed.
11. No site clearance between 1<sup>st</sup> March and 31<sup>st</sup> August.
12. Details of hard and soft landscaping.
13. Details of external lighting.
14. Slab levels.
15. Remediation strategy (land con).
16. Protective tree fencing.
17. Soil imported to be screened.
18. Permitted rights for extensions, structures and flood lights removed.
19. Working hours of on-site works restricted.
20. Details of access, visibility splays, parking, surfacing materials, traffic calming and street cleaning.
21. That the reserved matters application be brought to the planning committee for permission.

### **Grampian Condition**

1. No development to commence on any phase of the scheme until the future owner/owners of the site enter into the Section 106 agreement substantially in the form appended to the planning decision notice.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		
Councillor K Built		
Councillor R Clarke		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor S Hussain		
Councillor Ms A Legg		
Councillor Mrs B Toon		

276/18 **APPEALS RECEIVED AND DETERMINED**

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

277/18 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 4<sup>th</sup> June 2018 and 29<sup>th</sup> June 2018 was received and noted.

278/18 **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**

279/18 **ENFORCEMENT SCHEDULE**

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

**Chairman**