

# 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 19<sup>th</sup> July 2016.

### **Present:**

Councillors G. Hall (Chairman), G. Allen, E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, W. Ganley, S. Gaskin (for Minute Nos. 119/16 to 122/16 (5.1)), R. Johnston, Mrs J. Jones, Ms A. Legg, C. Smith, Mrs B. Toon and C. Whittaker.

### **Officers Present:**

J. Kirkham (Solicitor), S. Khan (Head of Service), A. Miller (Planning Manager), R. Duckworth (Planning Officer), C. El Hakiem (Principal Planning Officer) and E. Summers (Planning Officer).

An apology for absence was received from Councillor R. J. Clarke.

### 119/16 **DECLARATIONS OF INTEREST**

Councillor M. J. Bowering declared a personal interest in application number P/2016/00396, in that he was a member of the Scouts Association, which owns the land near the application site and his son ran the Branston Scouts group. In view of the significance of that interest, he left the meeting during consideration of this item and took no part in the debate or vote thereon

### 120/16 **MINUTES**

The Minutes of the meeting held on 21<sup>st</sup> June 2016 were approved and signed as a correct record.

### 121/16 **URGENT BUSINESS**

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

### 122/16 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2016/00331 – Reserved Matters application relating to P/2013/00406 for the erection of up to 100 dwellings including details of appearance, landscaping, layout and scale – Land North of Guinevere Avenue, Stretton, Burton upon Trent, Staffordshire DE13 0FZ (Ward: Stretton)**

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

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

### **RESOLVED:**

That for the reasons set out in the report then, **APPROVE RESERVED MATTERS** subject to the following conditions:-

1. Compliance with the approved plans.
2. Where a private access falls towards the public highway a surface water drainage interceptor connected to a surface water outfall shall be provided.
3. All garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles and not converted to living accommodation.
4. No dwelling hereby permitted without access to a garage shall be occupied until a secure weatherproof cycle storage facility has been provided.
5. No deliveries or construction traffic shall enter the site Monday to Friday, during term times between the hours of 0800 hours to 0900 hours; and 15.15 hours to 15.45 hours.
6. Fencing/boundary treatment to be provided on the western boundary to prevent informal access on the Jinny Nature Trail to be agreed with Stretton Parish Council.
7. The removal of the section of the plan with regards to connecting the site to the Jinny Trail.
8. Condition regarding the ecology report should be included and attached to the decision notice.

### **Informative**

1. Standard engagement informative.
2. The applicant is advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer. However, where there is any conflict between the recommendations of the Architectural Liaison Officer and the terms of the planning consents the latter take precedence.
3. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
4. Pre-commencement conditions standard informative.
5. Where a private access falls toward the public highway a surface water drainage interceptor, connected to a surface water outfall, shall be provided across the access immediately to the rear of the highway boundary.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor G Allen		Councillor S Gaskin
Councillor E Barker		
Councillor M J Bowering		
Councillor K J Builth		
Councillor R Faulkner		
Councillor W Ganley		

Councillor G Hall		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor C Smith		
Councillor Mrs B Toon		
Councillor C Whittaker		

2. **P/2016/00280 – Reserved Matters application relating to P/2014/01286 for the erection of up to 37 dwellings including details of appearance, landscaping, layout and scale – Land off St Mary’s Drive, Stretton, Burton upon Trent, Staffordshire (Ward: Stretton)**

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

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

**RESOLVED:**

That for the reasons set out in the report, **APPROVE RESERVED MATTERS** subject to the following conditions:

1. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating and exacerbating a flooding problem and to minimise the risk of pollution.
2. Where a private access falls toward the public highway a surface water drainage interceptor, connected to a surface water outfall, shall be provided across the access immediately to the rear of the highway boundary.
3. Regarding the gapping up of any hedges.
4. No deliveries or construction traffic shall enter the site Monday to Friday during term times between the hours of 0800 hours and 0900 hours; and 15.15 hours to 15.45 hours.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor G Allen	Councillor Ms A Legg	
Councillor E Barker	Councillor Mrs J Jones	
Councillor M Bowering	Councillor Mrs B Toon	

Councillor K Buith	Councillor C Whittaker	
Councillor R Faulkner		
Councillor W Ganley		
Councillor G Hall		
Councillor R Johnston		
Councillor C Smith		

3. **P/2015/00396 – Change of Use from two garages to form Class B1 office and garage including raising of roof height – 5 Rykneld Court, Main Street, Branston, Burton upon Trent, Staffordshire (Ward: Branston)**

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

**RESOLVED:**

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

1. Time limit condition (3 years).
2. Approved plans condition.
3. Submission of details of materials.
4. Details of sustainability measures to be incorporated into the building.
5. Operating hours.
6. Restriction of use to B1 office.
7. Garage to be used for parking of a motor vehicle and not for storage.

**Informatives**

1. The applicant is advised that this consent does not absolve them from their responsibilities in relation to protected species.
2. Engagement informative.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor G Allen		Councillor R Faulkner
Councillor E Barker		
Councillor K Buith		
Councillor W Ganley		
Councillor G Hall		

Councillor R Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor C Smith		
Councillor Mrs B Toon		
Councillor C Whittaker		

123/15 **APPEALS RECEIVED AND DETERMINED**

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

124/16 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 7<sup>th</sup> June 2016 and 1<sup>st</sup> July 2016 was received and noted.

125/16 **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**

126/16

**ENFORCEMENT SCHEDULE**

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

**Chairman**