

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Coltman VC Room, Town Hall on Tuesday 24th October 2023 at 2.00pm.

Present:

Councillors A. Afsar (Chairman), Mrs B Ashcroft, L. Bullock, M. Huckerby, S. Hussain, Mrs J Jones, Ms A. Legg, M. Slater, C. Smedley and C. Whittaker

Officers Present:

Mrs Sherrie Grant (Principal Solicitor and Deputy Monitoring Officer), Naomi Perry (Planning Manager), Daniel Caulkett (Democratic Services Officer)

An apology for absence was received from Councillor M. Holton

38/23 **DECLARATIONS OF INTEREST**

There were no declarations of interest at the commencement of the meeting.

39/23 **PUBLIC MINUTES**

Resolved:

That the Public Minutes of the Meeting held on the 26th September 2023 be approved by the Committee and signed as a correct record.

Voting concerning the above decision was as follows.

Those voting for the motion	Those voting against	Those abstaining
Councillor A. Afsar Councillor B. Ashcroft Councillor L. Bullock Councillor M. Huckerby Councillor J. Jones Councillor M. Slater Councillor C. Smedley Councillor C. Whittaker		Councillor S. Hussain Councillor A. Legg

40/23 **URGENT BUSINESS**

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

41/23 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2023/00701 Formation of new access to site and turning area within site on agricultural land to carry out agricultural activities Land West of Slack Lane, Upper Mayfield, Ashbourne, DE6 2HW**

The site visit was attended by Councillors A. Afsar (Chairman), Mrs B. Ashcroft, L. Bullock, M. Huckerby, S. Hussain, Mrs J. Jones, Ms A. Legg, M. Slater, C. Smedley, C. Whittaker

Councillor Pamela Boura, Parish Councillor for Mayfield Parish Council, spoke on the application.

Albert Golding and Helen Williams, members of the public, spoke on the application.

Joanne Harrison, the agent for the application, spoke on the application.

Discussions took place.

A motion was put forward by Councillor J. Jones, which had been duly seconded by Councillor B. Ashcroft to **APPROVE** the application with the conditions in the report.

Resolved:

Subject to the Conditions listed below and correct ownership certificate being served by the applicant within 28 days.

Condition 1: Time Limit - 3Yr Standard

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2: Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

- Drawing No.1096-006 Rev A – Visibility Splays dated as received on 10/08/2023;
- Drawing No.1096-001 – Location Plan dated as received on 14/06/2023;
- Drawing No.1096-002 – Block Plan dated as received on 14/06/2023;
- Drawing No.1096-003 – Access Details dated as received on 14/06/2023;
- Drawing No.1096-004 – Cross Section dated as received on 14/06/2023;
- Drawing No.1096-005 – Removal and replacement hedgerow dated as received on 14/06/2023;
- Planning Statement dated as received on 14/06/2023.

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, in accordance with East Staffordshire Local Plan Policies SP24, SP29 and DP1, and the National Planning Policy Framework.

Condition 3:

No lighting or illumination is permitted within any part of the field in which the agricultural building hereby permitted is to be located.

Reason: To ensure that existing bat foraging sites are unaffected by this development in compliance with East Staffordshire Local Plan Policy SP29, and the National Planning Policy Framework.

Condition 4:

Prior to being brought into use the access and turning area shall be constructed in accordance with the approved plans, hard surfaced for at least the first 10m and drained to ensure no surface water runs onto the highway and once brought into use shall be maintained as such thereafter.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35.

Condition 5:

Before the access hereby approved is brought into use visibility splays shall be provided in accordance with the approved plans and shall be kept clear of all obstructions to visibility greater than 0.9m above the level of the carriageway and maintained as such thereafter

The access shall be constructed to ensure it has a gradient no greater than 10% and maintained as such thereafter.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35.

Condition 6:

Any gate placed across the access will be a minimum of 10m from the edge of the carriageway.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35.

Condition 7:

No development shall take place on site until such time as a detailed landscaping scheme, implementation timescales and aftercare arrangements are submitted to and agreed in writing with the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local

Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework.

Additional Note to Applicant

The applicant must take reasonable precautions to prevent accidental harm to badgers (such as allowing escape ramps from any trenches.)

Voting concerning the above decision was as follows.

Those voting for the motion	Those voting against	Those abstaining
Councillor A. Afsar Councillor B. Ashcroft Councillor L. Bullock Councillor M. Huckerby Councillor S. Hussain Councillor J. Jones Councillor A. Legg Councillor M. Slater Councillor C. Smedley Councillor C. Whittaker		

42/23 **APPEALS RECEIVED AND DETERMINED**

The Report of the Head of Regeneration and Development on appeals received, withdrawn and determined was received and noted.

NOTED.

43/23 **DELEGATED PLANNING PERMISSIONS**

The Report of the Head of Regeneration and Development on applications determined under delegated authority between 18th September 2023 and 6th October 2023 was received and noted.

NOTED.

44/23 **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 as it would 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

PRIVATE MINUTES

ENFORCEMENT SCHEDULE