

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Dove Room, Town Hall, Burton upon Trent on Tuesday 21st June 2016.

Present:

Councillors G. Hall (Chairman), G. Allen, E. Barker, M. J. Bowering, K. J. Builth, R. J. Clarke, R. Faulkner, S. Gaskin, 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), E. Christie (Planning Officer), R. Duckworth (Planning Officer), C. El Hakiem (Principal Planning Officer) and M. Manning (Senior Pollution Control Officer).

108/16 **DECLARATIONS OF INTEREST**

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

109/16 **APPOINTMENT OF VICE-CHAIRMAN**

Resolved:

That Councillor E. Barker be appointed vice-chairman for the ensuing year.

110/16 **MINUTES**

The Minutes of the meeting held on 19th April 2016 were approved and signed as a correct record.

111/16 **URGENT BUSINESS**

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

112/16 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2016/00444 - Erection of an agricultural building – Land East of Harley Lane, Abbots Bromley, Staffordshire (Ward: Abbots Bromley)**

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

Mr I. Johnston, a member of the public, spoke on the application.

Mr B. Browning, the applicant, spoke on the application.

Resolved that for the reasons set out in the report then, **PERMIT** subject to the completion of the Section 106 Unilateral Undertaking and the following conditions:

1. Time limit condition (3 years)

2. Approved plans condition.
3. Submission and approval of a lighting scheme if applicable.
4. Implementation of the proposed landscaping buffer.
5. Limit number of birds up to 800 produced on the site per calender year.
6. Compliance with noise and odour management plan.
7. Compliance with Ecological Appraisal.

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 A Legg
Councillor E Barker		
Councillor M J Bowering		
Councillor R J Clarke		
Councillor R Faulkner		
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		
Councillor C Whittaker		

2. **P/2016/00275 – Erection of 3 detached dwellings and 2 detached single garages and construction of new access road – 484 Stanton Road, Stapenhill, Burton upon Trent, Staffordshire DE15 9RP (Ward: Stapenhill)**

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

Mr S. Foster, a member of the public, spoke on the application.

Ms S. Aziz, agent for 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 limits.
2. Drawings.
3. No development until details of materials including samples, submitted and approved.
4. No development until details of landscaping including screening of properties to rear to provide privacy and protection of trees to be retained submitted and approved.
5. Implementation of landscaping.
6. Development not brought into use until the access, within the limits of the highway has been completed.
7. Any redundant site openings to be closed prior to first use of development.
8. The parking and turning areas shall be made available at all times for their designated purpose.
9. No development shall commence until revised details showing the visibility line across the site road frontage, 2.4m rear of the carriageway edge has been provided and approved.
10. Details of foul and surface water drainage – a plan has already been submitted but Severn Trent Water commented that the drawings need submitting – clarification is being sought.
11. No development until it is proven that the site is not affected by contamination or any landscaped areas will have a suitable cap. Removal of Schedule 2, Part 1, Classes A, B and D or the General Permitted Development Order to prevent extensions, roof developments and porches.
12. Details of ecological enhancement measures to be submitted and approved.
13. Any window inserted into east elevation of Plot 3 shall be obscure glazed to a minimum level 4.
14. Prior to any development a plan to protect the trees including the TPO Monkey Puzzle tree at 24 Saxon Street and their roots are submitted and approved.
15. A Construction Management Plan shall be submitted and approved prior to development.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor G Allen	Councillor R Clarke	

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

3. **P/2015/01588 – Erection of 3 three storey blocks comprising 50 two bedroomed apartments and a detached two storey gate house comprising 4 apartments with associated refuse stores, car parking and landscaping – Barton Marina, Barton Turn, Barton under Needwood, Staffordshire DE13 8DZ (Ward: Needwood)**

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

Mrs J. Taylor, parish councillor, spoke on the application.

Ms J. Hodson, agent for the applicant, spoke on the application.

Resolved that for the reasons set out in the report then, **PERMIT** subject to the completion of a Unilateral Undertaking and the following conditions:

1. Time limit for commencement (1 year).
2. Approved plans condition.
3. Submission and approval of samples and details of materials of construction.
4. Submission and approval of finished floor levels.
5. Submission and approval of joinery details.
6. Submission and approval of foul and surface drainage details including ongoing maintenance programme.
7. Submission and approval of a construction management plan including assessment of noise during construction and implementation of recommended mitigation measures to include workings hours.
8. Submission and approval of landscaping.
9. Submission and approval of the details relating to contaminated land as set out in the response from Environmental Health.

10. Submission and approval of a written scheme of archaeological investigation.
11. Submission and approval of a scheme of ecological enhancement measures.
12. Submission and approval of a scheme for the improvement of footpath link from the site to Barton village.
13. Tree planting on the site shall be heavy standard or semi-matures specimens.
14. Implementation of landscaping, fencing and walling.
15. Imported soils condition.
16. Development to be carried out in accordance with mitigation measures set out in ecological appraisal.
17. Development to accord with the recommendations of the FRA.
18. Windows and door details.
19. Rainwater goods finish and fixtures.
20. Finish and fitting of roof lights.
21. 10% of all dwellings to meet building regulations M4 (2) standard.

Informatives

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. Pre-commencement conditions standard informative.

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

4. **P/2016/00321 – Reserved Matters application relating to outline planning permission allowed at appeal P/2012/01359 for residential development for 300 dwellings and associated garaging including details of appearance, landscaping , layout and scale – Land South of Forest Road, Burton upon Trent (Shobnall)**

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

Mr C. Keane, 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. Garages to be made available for parking at all times with permitted development rights removed where applicable.
3. Details of construction of residents car park and boundary treatments.
4. Finer details of how the car park on Forest Road will be controlled to be submitted prior to first occupation.
5. Tree planting on main routes through the site and on peripheries of open spaces shall be whips of 150mm diameter or semi-mature specimens.
6. 10% of all dwellings to meet Building Regulations M4 (2) standard.
7. Notwithstanding the submitted details, no development shall take place until revised details of tree planting for the area of landscaping proposed to the rear of all properties on Oakley Grange has been submitted and approved in writing by the Local Planning authority. The landscaping scheme shall be implemented in accordance with the approved details.

Informatives

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 E Barker		
Councillor M Bowering		
Councillor K Built		
Councillor R Clarke		
Councillor R Faulkner		
Councillor S Gaskin		
Councillor G Hall		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor C Smith		
Councillor Mrs B Toon		
Councillor C Whittaker		

113/15 **APPEALS RECEIVED AND DETERMINED**

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

114/16 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 4th April 2016 and 6th June 2016 was received and noted.

115/16 **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

SOLAR FARM UPDATE

RED HOUSE FARM 2 UPDATE

116/16 **ENFORCEMENT SCHEDULE**

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

117/16 **SOLAR FARM UPDATE**

Members received an oral update.

118/16 **RED HOUSE FARM 2 UPDATE**

Members received an oral update.

Chairman