

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 20th September 2016.

Present:

Councillors G. Hall (Chairman), G. Allen, E. Barker, K. J. Builth (for Minute number 135/16 to 138/16 5.3), 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), C. El Hakiem (Principal Planning Officer), C. Farrer (Senior Planning Officer) and L. Roberts (Planning Officer).

Apologies for absence were received from Councillors M. J. Bowering, R. J. Clarke and W. Ganley.

Also Present:

Mr J. Derry (Staffordshire County Council – Highways)

135/16 **DECLARATIONS OF INTEREST**

Councillor C. Whittaker declared that as she did not attend the site visits for application numbers P/2016/00434, P/2016/00423 and P/2016/01078 he would take part in the debates but was unable to vote upon those applications.

Councillor Mrs J. Jones stated that, in respect of application number P/2016/01078, because of the comments which she had made as a ward member she had predetermined the application and would not be sitting as a member of the Committee for that item. She left the committee seating for that item and took no part in the debate or vote thereon, but spoke as a ward member from the public speaking seat.

Councillor R. Faulkner declared that as he had 'called in' application number P/2016/00650 he had sought legal advice. The Solicitor advised him that the terms of his call-in did not preclude him from speaking and voting on the item.

136/16 **MINUTES**

The Minutes of the meeting held on 16th August 2016 were approved and signed as a correct record.

137/16 **URGENT BUSINESS**

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

APPLICATIONS FOR PLANNING PERMISSION

1. **P/2016/00434 – Application under Section 73 of the Town and Country Planning Act 1990 for the construction of an 18 hole golf course and associated practice facilities, including the erection of an in fill extension linking Woodseat Hall ruins to the existing outbuildings in order to form club house, erection of a detached building to form squash courts, erection of a detached building to form buggy park and refuse store, erection of two steel framed buildings to form golf buggy charging facility and maintenance store, siting of two rain shelters, conversion of existing bungalow to form workshop and stewards accommodation, demolition of existing JCB International Training Centre and existing steel framed storage shed, formation of attenuation and irrigation lakes, associated landscaping, earth works, drainage works and car parking, formation of tennis courts, and improvements to access to Hollington Road and B5030 without complying with Condition 19 of planning permission P/2014/00228 dated 16/07/2014 relating to amended access arrangements – Woodseat Level, Rocester, Staffordshire (Ward: Churnet/Abbey)**

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

Resolved:

For the reasons set out in the report:

PERMIT subject to the 2014 approval conditions amended as follows:

1. Three year commencement.
2. Approved Plans list.
3. Construction Management Plan as per the details agreed in relation to discharge of condition application ref: P/2014/00984.
4. Tree planting as per the details agreed in relation to discharge of condition application ref: P/2014/01494.
5. Tree Root Protection Zones Compliance.
6. Soil Handling Methods Compliance.
7. Tree Removal Method Statement as per the details agreed in relation to discharge of condition application ref: P/2014/01517.
8. Tree Protection Measures as per the details agreed in relation to discharge of condition application ref: P/2014/01517.
9. Wildlife Mitigation as per the details agreed in relation to discharge of condition application ref: P/2014/01517.
10. Land Contamination Mitigation as per the details agreed in relation to discharge of condition application P/2015/00146.

11. Landscape and Ecology Management as per the details agreed in relation to discharge of condition application ref: P/2014/01517.
12. Lake Works – the development shall be undertaken as per the details agreed on 5th May 2015 in relation to discharge of condition application ref: P/2014/01517.
13. Hollington Lane access/egress details – the development shall be undertaken as per the details agreed in relation to discharge of condition application ref: P/2015/00864 as amended by any grant of planning permission ref: P/s014/00434.
14. Phase 3 Landscaping as per the details agreed in relation to discharge of condition application ref: P/2015/00830.
15. On site Historic Interpretation as per the details agreed in relation to discharge of condition ref: P/2015/00864.
16. Phase 4 Sample material details.
17. Phase 4 Landscaping works details.
18. Lighting details.
19. Seeking details of landscaping works for the stretch of land that would have been occupied by the 2014 approved access road off the B5030.
20. Membership Management Plan details.
21. Archaeological Mitigation Compliance.
22. Flood Risk Assessment Compliance,
23. Stewards Accommodation Compliance,
24. Parking provisions details.
25. Events Traffic Management Plan details as amended by the requirements of the Highway Authority in relation to the approval of the current 'Condition 19' application.
26. Events Traffic Management Plan Compliance.
27. Drainage Strategy Compliance.
28. Landscaping Implementation Compliance.
29. Vegetation Removal Compliance.
30. Service/Delivery Vehicle Days/Hours Compliance.
31. Prior to the first use of the golf course and in addition to Conditions 25 and 26 a Traffic Management and Monitoring Plan shall be submitted to provide for the monitoring of the traffic flows to/from the site and provide for any necessary resultant traffic mitigation measures. It shall remain in operation for at least five years after opening.

Informatives

1. Engagement.
2. Diversion of Footpath Order.
3. Liaising with Staffordshire Wildlife Trust/Environment Agency.
4. Public sewer located within the application site.
5. Environment Agency comments.
6. Staffordshire County Council Highways informative.
7. Foot and mouth burial site on southern portion of the golf course.

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 K J Builth		
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		

2. **P/2016/00423 - Erection of a gatehouse, gates, associated walling and the realignment of internal access road – Woodseat Level, Rocester, Staffordshire (Ward: Churnet/Abbey)**

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

Resolved:

For the reasons set out in the report and update sheet then, **PERMIT**, subject to the following conditions:

1. Standard three year.
2. Approved plans condition.
3. Surface and foul water drainage details to be agreed.

4. Diverted public right of way construction details to be agreed.
5. Details of all lighting.
6. Details of materials.
7. Details of landscaping works.
8. Door and window details (including finishes) as per the approved plans.
9. The implementation of the landscaping scheme.
10. Visibility splays to be provided and retained.
11. New footway provision.
12. Details of footpath access/gate design to be submitted and approved.

Informatives

1. Engagement.
2. Diversion of footpath diversion requirement.
3. Staffordshire County Council Highways informative.
4. No implications of support for any proposed developments shown in illustrative form outside the application site.

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 K J Builth		
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		

3. **P/2016/01078 - Conversion of attached single garage to form additional living accommodation including associated external alterations – 9 Keeling Drive, Barton under Needwood, Burton upon Trent, Staffordshire DE13 8FF (Ward: Barton under Needwood)**

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

Mrs J. Taylor, Parish Councillor, spoke on the application.

Councillor Mrs J. Jones, Ward Councillor, spoke on the application.

Resolved:

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

1. Time limit.
2. Approved plans condition.
3. Submission of details of materials.
4. The two remaining parking spaces situated within the curtilage of the dwelling house shall be made available at all times for the parking of cars in relation to the residential use of the premises.
5. The additional living accommodation hereby approved shall not at any time be used as bedroom accommodation.

Informative

1. Engagement informative.

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 S Gaskin
Councillor E Barker	Councillor C Smith	
Councillor K J Builth	Councillor Mrs B Toon	
Councillor R Faulkner		
Councillor G Hall		
Councillor R Johnston		

4. **P/2016/00650 – Erection of 3 dwellings and erection of a detached double garage to serve existing dwelling – 61 Tower Road, Burton upon Trent, Staffordshire DE15 0NH (Ward: Winshill)**

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

Mr P. Levy and Mr R. Waterfield, members of the public, spoke on the application.

Mr P. Sharples, agent for the applicant, spoke on the application.

Resolved:

That the application be **REFUSED** for the following reason:

1. The development would result in the unacceptable intensification of the area and be visually obtrusive for and poorly screened from neighbouring properties and the size of the gardens for the new dwellings and the existing dwelling at No.61 would not be appropriate for the size of the dwellings and not relate acceptably to the spatial pattern of the area, contrary to East Staffordshire Local Plan Policy DP3.

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 K J Builth		
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		

139/15 **APPEALS RECEIVED AND DETERMINED**

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

140/16 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 1st August 2016 and 1st September 2016 was received and noted.

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**

142/16 **ENFORCEMENT SCHEDULE**

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

143/16 **SOLAR FARM UPDATE**

Members received an oral update on the outcome of a judicial review.

Chairman