

# 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 21<sup>st</sup> February 2017.

### **Present:**

Councillors G. Hall (Chairman), E. Barker, M. J. Bowering, K. J. Builth, R. Faulkner, S. Gaskin, S. Hussain (for Minute no. 171/17 to 174/17), R. Johnston, Mrs J. Jones, Ms A. Legg, Mrs B. Toon (for Minute no. 171/17 to 174/17 (5.1)), and C. Whittaker.

### **Officers Present:**

J. Kirkham (Solicitor), G. Upton (Interim Planning Manager), C. El Hakiem (Principal Planning Officer), C. Humphries (Environmental Protection Officer) and M. Manning (Environmental Protection Officer).

Apologies for absence were received from Councillors G. Allen, R. J Clarke and C. Smith.

#### 171/17 **DECLARATIONS OF INTEREST**

Councillor Mrs B. Toon declared private interest in respect of application number P/2016/00581 because her nephew was the owner of a business near the application site and left the meeting prior to consideration of that item.

#### 172/17 **MINUTES**

The Minutes of the meeting held on 17<sup>th</sup> January 2017 were approved and signed as a correct record.

#### 173/17 **URGENT BUSINESS**

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

#### 174/17 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2016/01737 – Listed Building application for the replacement of windows to side and rear elevations, in substitution for those conditionally approved under reference P/2015/01332 – Ashleigh House, 11 High Street, Tutbury, Burton upon Trent, Staffordshire DE13 9LP (Ward: Tutbury)**

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

Mrs K. Duffill, Parish Council clerk, spoke on the application.

Mrs S. Adams, a member of the public spoke on the application.

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

**Resolved:**

Members decided to **DEFER** the application in order that a sample of the proposed replacement windows could be considered by the local planning authority.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker	Councillor S Gaskin	
Councillor M J Bowering	Councillor Mrs J Jones	
Councillor K J Builth	Councillor Mrs B Toon	
Councillor R Faulkner		
Councillor G Hall		
Councillor S Hussain		
Councillor R Johnston		
Councillor Ms A Legg		
Councillor C Whittaker		

2. **P/2016/00581 – Retention of an industrial unit with associated extractor unit for the purpose of shot blasting - Belmont Shot Blasting, Belmont Farm, Belmont Road, Needwood, Staffordshire DE13 9PH Ward: (Tutbury and Outwoods)**

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

**Resolved:**

**PERMIT** subject to the following conditions:

1. Within 3 months of the date of the decision the extraction equipment shall be re-ducted internally in the building in accordance with the approved plans. The building shall be sealed and made good. The extractor shall not be subsequently replaced with any other method unless otherwise approved in writing by the Local Planning Authority.
2. Shot blasting or associated ancillary activities, including the operation of the dust extraction unit shall only take place between the hours of: Monday to Friday, 8.30am until 5.00pm each day; and there shall be no working on Saturday, Sunday or Bank Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

3. There shall be no visible emissions from the shot blast building or the externally located dust extraction unit. The building and the extraction unit shall be maintained in accordance with the provisions of the "Belmont Shot

Blasting – Dust Management and Control Procedures – REV3 JAN 2017.pdf” document.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

4. There shall be no visible emissions of dust from the waste storage skips.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

5. The activity shall only be undertaken in accordance with the “Belmont Shot Blasting – Dust Management and Control Procedures – REV 3 JAN 2017.pdf” or any subsequent procedure agreed in writing with the Local Planning Authority.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6. The sound level from the activity shall not exceed an assessment level of 5dB (rating level over background level) when measured or calculated in accordance with BS4142:2014 at the nearest noise sensitive receptor.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

7. Where tones are identified as part of the assessment required under condition 6 above, mitigation work shall be carried out to reduce or eliminate the tones such that they are not perceivable at the nearest sensitive receptor.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

8. There shall be no outside storage or working unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area and the amenities of occupiers of adjoining properties in accordance with East Staffordshire Local Plan Policies SP24 and DP7, Paragraph 123 of the National Planning Policy Framework.

9. The building shall only be used for the processes as described in this application and no other purpose.

Reason: To safeguard the amenities of nearby residents in accordance with National Planning Policy paragraph 123 and Local Plan Policies DP1 and DP7.

10. Within one month of the date of the decision details of an airlock personnel door shall be submitted to the local planning authority to be approved in writing. The approved details shall then be implemented within two months of the date of the decision.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		Councillor S Gaskin
Councillor M J Bowering		
Councillor K J Builth		
Councillor R Faulkner		
Councillor G Hall		
Councillor S Hussain		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor Mrs B Toon		
Councillor C Whittaker		

175/17 **APPEALS RECEIVED AND DETERMINED**

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

176/17 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 3<sup>rd</sup> January 2017 and 3<sup>rd</sup> February 2017 was received and noted.

177/17 **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**

178/17

**ENFORCEMENT SCHEDULE**

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

**Chairman**