

# 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 22<sup>nd</sup> August 2017.

### **Present:**

Councillors E. Barker (Chairman), M. J. Bowering, R. J. Clarke, R. Faulkner, S. Gaskin, G. Hall, S. Hussain, Mrs J. Jessel, R. Johnston, C. Smith, Mrs B. Toon and C. Whittaker.

### **Officers Present:**

J. Kirkham (Senior Solicitor), S. Khan (Head of Service), A. Harvey (Principal Planning Officer) and N. Perry (Principal Planning Policy Officer).

Apologies for absence were received from Councillors K. J. Builth, Ms A. Legg and S. Smith.

#### 204/17 **DECLARATIONS OF INTEREST**

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

#### 205/17 **MINUTES**

The Minutes of the meeting held on 18<sup>th</sup> July 2017 were approved and signed as a correct record.

#### 206/17 **URGENT BUSINESS**

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

#### 207/17 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2017/00426 – Reserved Matters application relating to P/2013/00882 for the erection of 119 dwellings including 18 affordable units, together with drainage, landscaping and highways infrastructure and including details of appearance, landscaping, layout and scale (Phase 1C) – Amended Scheme – Land to the West of Uttoxeter, A50 Bypass, Uttoxeter, Staffordshire (Ward: Abbey)**

The above site visit was attended by Councillors E. Barker, M. J. Bowering, R. J. Clarke, R. Faulkner, G. Hall, S. Hussain, Mrs J. Jessel, R. Johnston, C. Smith, Mrs B. Toon and C. Whittaker.

Ms K. Else, agent for the applicant, spoke on the application. During the debate, she was asked by the Chairman whether her client was agreeable to a suggested condition (condition 13 below), to which she agreed, on behalf of the applicant.

### **Resolved:**

**APPROVE RESERVED MATTERS**, subject to the following conditions:

1. Compliance with the approved plans.

2. Parking and turning facilities to be provided before each dwelling is first occupied.
3. Garages to be retained as being available for parking at all times.
4. Provision of waterproof cycle shelters to those dwellings without garaging to be undertaken in accordance with the approved plans before the dwelling(s) concerned is/are first occupied.
5. Any soakaways to be sited a minimum distance of 5.00 metres back from the edge of the highway.
6. Tree planting on the main route through the site (the 'link road') shall be heavy standard or semi-nature specimens as shown on the approved plans.
7. The tree planting mix to the new hedgerow to the eastern boundary to have non-poisonous species to horses as shown on the approved plans.
8. The new hedgerow to the eastern boundary/infilling to the hedgerow on the northern boundary to be planted in the first available planting season, unless otherwise agreed. All other landscaping works to be undertaken in the first season post completion.
9. The mitigation works in relation to the construction works adjacent to the open ditch, adjacent to the eastern boundary/the newt receptor area shall be undertaken in accordance with the approved scheme.
10. Security fencing to be provided to the pumping station compound before the pumping station is first brought into use.
11. The pedestrian linkages to the Children's Play Area shall be provided in accordance with the approved phasing scheme.
12. Precise details of bin stores/bin collection points which are required to be provided before the dwelling(s) they serve are first occupied.
13. Prior to commencement of construction works on any of the dwellings hereby approved a scheme for the provision of chimney stacks to 25 per cent of the detached dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved plans.

### **Informatives**

1. Standard engagement informative.
2. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
3. Standard pre-commencement conditions informative.
4. It is recommended that 'Newt friendly' kerbs be provided to highways within vicinity of pond (on adjacent paddock).

5. Contact East Staffordshire Borough Council Waste Management in relation to provision of bins/communal bins.
6. Recommendation that 10% of the dwellings shall have ground floor accommodation that meets Building Regulations 2010 Standard M4(2).
7. The County Highway Authority advise that when details are submitted to the highway authority for Section 7/Section38 approval under the Highways Acts, that they should provide where necessary for interceptors to private drives.
8. The applicant is advised that the Construction Management Plan for Phase 1C required to be submitted and approved by the Local Planning Authority under Condition 23 of the outline planning permission ref: P/2013/00882 shall provide for the routes of public rights of way to be kept free of vehicles associated with construction works at the site.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker	Councillor Hussain	
Councillor M J Bowering		
Councillor R J Clarke		
Councillor R Faulkner		
Councillor G Hall		
Councillor Mrs J Jessel		
Councillor R Johnston		
Councillor C Smith		
Councillor Mrs B Toon		
Councillor C Whittaker		

(Councillor S Gaskin did not vote as he had not attended the site visit)

208/17 **APPEALS RECEIVED AND DETERMINED**

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

209/17 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 3<sup>rd</sup> July 2017 and 4<sup>th</sup> August 2017 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**

211/17 **ENFORCEMENT SCHEDULE**

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

**Chairman**