

# 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 14<sup>th</sup> August 2018.

### **Present:**

Councillors E. Barker (Chairman), M. J. Bowering, K. J. Builth, R. J. Clarke, R. Faulkner, Mrs V. J. Gould, G. Hall, S. Hussain, Mrs J. Jessel, R. Johnston, Ms A. Legg, Mrs B. Toon and C. Whittaker.

### **Officers Present:**

L. Durham (Senior Solicitor), S. Khan (Head of Service), A. Miller (Planning Manager), A. Harvey (Principal Planning Officer), N. Perry (Principal Planning Policy Officer) and S. Parmar (Senior Planning Officer).

#### 280/18 **DECLARATIONS OF INTEREST**

Councillor R. Clarke declared that as he did not attend the site visits he would take part in the debate but was unable to vote upon the application.

#### 281/18 **MINUTES**

The Minutes of the meeting held on 17<sup>th</sup> July 2018 were approved and signed as a correct record.

#### 282/18 **URGENT BUSINESS**

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

#### 283/18 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2017/00358 – Reserved Matters application for the erection of 5 no. detached buildings for use as a 13 no. Class B 1 (Business), Class B2 (General Industrial) and Class B8 (Storage and Distribution) units and a gate house building, including details of access, appearance, scale, layout and landscaping – 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, K. Builth, R. Faulkner, Mrs V. J. Gould, G. Hall, S. Hussain, Mrs J. Jessel, R. Johnston, Ms A. Legg, Mrs B. Toon and C. Whittaker.

### **Resolved:**

**APPROVE RESERVED MATTERS**, subject to the resolution of surface water drainage details and the following conditions:

1. Compliance with the approved plans.
2. Precise details of bin stores/bin collection points which are required to be provided before the unit(s) they serve are first occupied.

3. Precise details of the lighting to be provided on the site/buildings. No lighting other than approved shall be installed within the written approval of the Local Planning Authority.
4. Details of the hours of operation of the units (where necessary) to be agreed before first occupation of units (as informed by the noise assessment required by Condition 33 of the outline approval).
5. No unit on Phase 3a shall be first brought into use until such time as the works for the connection of the application site into the roundabout junction with the spine road has been completed in accordance with the approved plans (under application ref: P/2018/00355) and the spine road connection with the A522/A50 has been first brought into use.
6. Parking and turning facilities to be provided before each unit is first occupied and to be thereafter retained as being available for parking at all times.
7. Gatehouse to be provided to Unit 5 before that unit is first brought into use.
8. All fencing to be provided to the relevant unit prior to its first occupation.
9. Provision of cycle shelters to the relevant units prior to first occupation and thereafter retained.
10. All landscaping works to be undertaken in first planting season post completion.
11. There shall be no installation of mezzanine floors to any of the units other than 20% installation provided for units 4 and 5 in the Design and Access Statement.
12. No working shall take place on the open areas of the site unless otherwise agreed in writing by the Local Planning Authority.
13. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment Technical Note and Drainage Strategy 22/6/18 reference number 02558-TN-03 Version 1.1 produced by PJA Engineering and the following mitigation measures detailed within:
  - a). Limiting the surface water run-off generated by the site so that it will not exceed 82.41/s, the green field run-off from the undeveloped site and not increase the risk of flooding off-site.
  - b). Provision of an appropriate calculated volume of attenuation flood storage on the site to a 100 year + 40% standard (currently estimated as 8356 cubes).
  - c). Provision of adequate access strips alongside the pond and ditch to allow future maintenance. PJA have also confirmed there will be access ramps into the pond at 1 in 3 slopes.
  - d). Confirm that external surface water flows will be diverted around the site according to the plans submitted.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure lifetime maintenance of the system to prevent flooding issues.

### **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 condition informative.
4. Contact East Staffordshire Borough Council Management in relation to provision of bins.
5. Environmental Health advises of need to provide dust mitigation measures as part of construction management plan.
6. Applicants are reminded to comply with the archaeological building recording requirements of the outline approval prior to the demolition of Park Farm.
7. The diversion and reconstruction of the existing ditch across the site will require a Land Drainage Consent application through the office of the Local Lead Flood Authority.
8. Severn Trent Water Limited advise that the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of STW's current guidance notes and application from either there website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting their Development Services Team (Tel: 0800 707 6600).

Voting concerning the above decision was as follows:

| Those voting for the motion | Those voting against | Those abstaining |
|-----------------------------|----------------------|------------------|
| Councillor E Barker         |                      |                  |
| Councillor M J Bowering     |                      |                  |
| Councillor K J Bulth        |                      |                  |
| Councillor R Faulkner       |                      |                  |
| Councillor V J Gould        |                      |                  |
| Councillor G Hall           |                      |                  |
| Councillor S Hussain        |                      |                  |
| Councillor Mrs J Jessel     |                      |                  |
| Councillor R Johnston       |                      |                  |
| Councillor Ms A Legg        |                      |                  |
| Councillor Mrs B Toom       |                      |                  |
| Councillor C Whittaker      |                      |                  |

(Councillor R Clarke did not vote as he did not attend the site visit).

2. **P/2017/00384 – Reserved Matters application for the construction of 100 dwellings with associated garages, including details of access, appearance, landscaping, layout and scale – Land to the south of Forest School Street, Rolleston on Dove, Staffordshire DE13 9AZ (Ward: Rolleston on Dove)**

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

Mrs J. Bucknall, Clerk to Rolleston on Dove parish council, spoke on the application.

Mr T. Hunt and Mrs F. Ryan, members of the public, spoke on the application.

Ms C. Else, agent for the applicant, spoke on the application.

**Resolved:**

**GRANT** planning permission for the development subject to the following conditions:

1. Time limit for commencement of development no later than 2 years in order to comply with the outline permission.
2. Approved plans.
3. External facing materials in accordance with approved plans.
4. Prior to first occupation ensure landscaping is carried out for that respective plot.
5. Prior to first occupation ensure boundary treatments are erected for that respective plot and retained/repared as such.
6. Prior to first occupation ensure driveways, parking and turning areas are provided for that respective plot.
7. Implementation and subsequent maintenance of the sustainable drainage scheme prior to first occupation of any dwelling.
8. Installation of bird and bat boxes as outlined in the Biodiversity Enhancement Plan.
9. Remove permitted development rights for garage conversions.
10. Prior to construction works commencing on the dwellings hereby approved a scheme for the provision of electrical charging points to dwellings shall be first agreed in writing by the Local Planning Authority. The approved charging points shall be provided prior to the relevant dwelling being first occupied.

Voting concerning the above decision was as follows:

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

(Councillor R Clarke did not vote as he did not attend the site visit).

284/18 **APPEALS RECEIVED AND DETERMINED**

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

285/18 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 30<sup>th</sup> June 2018 and 19<sup>th</sup> July 2018 was received and noted.

286/18 **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**

287/18 **ENFORCEMENT SCHEDULE**

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

**Chairman**