

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 13th August 2019.

Present:

Councillors Mrs V. J. Gould (Vice-Chairman - in the Chair), S. Andjelkovic, Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, R. Faulkner, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Officers Present:

L. Durham (Senior Solicitor), S. Khan (Head of Service), A. Miller (Planning Manager), G. Northern (Planning Officer) and G. Shilton (Trainee Planning Officer).

Also Present:

Mr Lee Posner (Staffordshire County Council Highways).

26/19 **DECLARATIONS OF INTEREST**

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

27/19 **MINUTES**

The Minutes of the meeting held on 16th July 2019 were approved and signed as a correct record.

28/19 **URGENT BUSINESS**

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

29/19 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2018/00361 – Erection of a two storey rear extension – 18 Tulip Road, Tutbury, Burton upon Trent DE13 9LX (Ward: Tutbury)**

The above site visit was attended by Councillors S. Andjelkovic, Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mr W. Crossley, parish councillor. Spoke on the application.

Mr D. Benstead, a member of the public, spoke on the application.

Mr A. Shujar, agent for the applicant, spoke on the application.

Resolved:

To **PERMIT** the proposal, subject to the following conditions:

1. Time limit condition (3 years).
2. Compliance with the approved plans.
3. Matching materials.
4. Provision and retention of parking.
5. Obscure glazing.

Informative

1. Engagement informative.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor S Andjelkovic	Councillor S McKiernan	Councillor Ms A Legg
Councillor Mrs B Ashcroft		
Councillor E Barker		
Councillor Mrs R Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor S McGarry		
Councillor C Sylvester		
Councillor Mrs B Toon		
Councillor D Whittaker		

2. **P/2018/00939 – Erection of 18 dwellings and 6 apartments with associated landscaping and parking including demolition of the existing attached garage to 9 Court Farm Lane to facilitate the formation of a new access (Revised layout) – Court Farm Lane, Branston, Burton upon Trent DE14 3HA (Ward: Branston)**

The above site visit was attended by Councillors S. Andjelkovic, Mrs B. Ashcroft, E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester, Mrs B. Toon and C. Whittaker.

Mrs J. Boni and Mrs J. Glendon, members of the public, spoke on the application.

Mr J. Jones, agent for the applicant, spoke on the application.

Resolved:

To **PERMIT** subject to the Section 106 agreement, conditions and off-site highways works:

1. Three year commencement.
2. List of approved plans.
3. Remediation validation report.
4. The noise mitigation (glazing and ventilation) measures installed and retained.
5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment/Drainage Strategy.
6. Access, turning and parking areas solidly bound, marked out and retained.
7. No development shall take place until details of landscaping have been submitted and agreed by the Local Planning Authority. The proposals shall then be implemented as agreed.
8. All planting, seeding and turfing compromised in the approved details of landscaping shall be carried out in the first planting and seeding season.
9. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority.
10. Permitted development rights for extensions and outbuildings removed.
11. Existing trees and hedges to be retained protected with fencing.
12. No development shall take place until details of ecological enhancement measures (including bird nesting and bat roosting facilities to be installed on the site have been submitted.
13. Parking to be retained at all times for its designated purpose.
14. The following window shall be permanently glazed in a minimum of level 4 obscure glass:
 - a) The first floor secondary rear window to plot 15 closest to the eastern boundary of the site and non-opening as specified on the approved plans;
 - b) The first floor side elevation bathroom to Plot 1;
 - c) The first floor elevation secondary side bedroom 1 window to plot 1, and will be non-opening.
15. Prior to any above damp proof course works of the proposed development the following off site highway works shall be completed in accordance with the submitted drawings no. 003 and 004 incorporating any amendments resulting Stage 2 Road Safety Audits first submitted to and approved in writing by the Local Planning Authority:-
 - a) Localised Road and footpath widening on Main Street and at its junction with Court Farm Lane;
 - b) Traffic Regulation Order approval and associated lining and signing;
 - c) New priority carriageway lining on Main Street/Court Farm Lane;
 - d) Footway widening and new traffic calming build out and associated works.

16. Details of the following to be submitted and agreed:

- a) Surfacing materials for the private driveways, parking and turning areas;
- b) Means of surface water drainage for the private driveways, parking and turning areas.

17. 10% of dwellings to have electric charging points.

18. Details of boundary treatments, including retaining walls, to be agreed and implemented.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor S Andjelkovic	Councillor C Sylvester	Councillor B Ashcroft
Councillor E Barker		Councillor B Brady
Councillor K Builth		Councillor Ms A Legg
Councillor R Faulkner		Councillor S McGarry
Councillor V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor S McKiernan		
Councillor Mrs B Toon		
Councillor C Whittaker		

30/19 **APPEALS RECEIVED AND DETERMINED**

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

31/19 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 1st July 2019 and 26th July 2019 was received and noted.

32/19 **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

Chairman