

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 18th February 2020.

Present:

Councillors G. Hall (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, Mrs V. Gould, 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. Baldwin (Planning Manager), K. Challoner (Principal Planning Officer) and B. Toy (Principal Planning Officer).

An apology for absence was received from Councillor R. Faulkner.

77/20 **DECLARATIONS OF INTEREST**

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

78/20 **MINUTES**

The Minutes of the meeting held on 21st January 2020 were approved and signed as a correct record.

79/20 **URGENT BUSINESS**

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

80/20 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/00297 – Application under Section 73 of the Town and Country Planning Act 1990 for a Minor Material Amendment for the demolition of existing garages to facilitate the erection of 83 dwellings including access, associated infrastructure and attenuation pond without complying to Condition 2 of planning permission P/2014/01304 relating to substitution of house types for 43 dwellings and amendment to layout on western part of the site – Land off Forest Road, Burton upon Trent (Ward: Shobnall and Outwoods)**

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

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

To **PERMIT** subject to the following conditions and the completion of a Deed of Variation to the S106 Agreement attached to the planning reference P/2014/01304.

1. Compliance with the approved plans (subject to other conditions).

2. Samples and details of materials to be provided.
3. Compliance with drainage details submitted.
4. Compliance with Surface Water Management details approved under P/2017/01597.
5. Compliance with Suds Maintenance details approved under P/2017/01522.
6. Compliance with Ecological Enhancement Measures.
7. Details of slab levels to be provided.
8. Compliance with archaeology investigation details approved under P/2017/01522.
9. Compliance with Construction Management Plan approved under P/2017/01597.
10. Compliance with National Forest Planting details approved under P/2017/01522.
11. Compliance with access road and gate details approved under P/2017/01522.
12. Compliance with Archaeology Investigation details under approved P/2017/01522.
13. Access to be completed to base level.
14. Provision of Parking Court for existing residents to be provided in line with details to be provided.
15. Limitations to hours of construction.
16. Provision of visibility splays in accordance with approved plans.
17. Parking and turning areas to be provided prior to occupation of each dwelling.
18. Landscaping implementation.
19. Wall and fence implementation.
20. Tree protection.
21. Windows to be set back by 50mm.
22. Where private accesses fall towards the public highway they shall be provided with a water interceptor.
23. All driveways to have a minimum depth of 5.5m.
24. Compliance with Phase 1 Site Investigation Strategy.
25. Compliance with Flood Risk Assessment.

26. Compliance with Ecological Appraisal and mitigation measures.
27. Garages to be retained for the parking of vehicles.

Informatives

1. Standard engagement informative.
2. Applicant to act upon the necessary comments of the Police Liaison Architectural Officer and the environment Agency.
3. Wildlife responsibilities.

Voting concerning the above decision was as follows:

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

2. **P/2018/01042 – Reserved Matters application relating to outline planning permission relating to P/2014/01460 for the construction of 86 dwellings including details of appearance, landscaping, layout and scale (AMENDED PLANS RECEIVED 26.06.19) (Revised Drainage Strategy received 26.06.2019) – Howards Transport, Clays Lane, Branston, Burton upon Trent, Staffordshire (Ward: Branston)**

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

Mr T. Collins, agent for the applicant, spoke on the application.

Resolved:

APPROVE RESERVED MATTERS, subject to the following conditions:

1. Compliance with the approved plans.
2. Details of properties to be delivered to the M4(2) Building Regulations standard.

3. Details of new access including visibility splays, pedestrian drop crossing.
4. Parking and turning facilities to be provided before each dwelling is first occupied.
5. The site access road to be constructed to the levels indicated on Drainage Strategy drawing PJS18-18-101 Revision F.
6. No gates to be installed within 12 metres from edge of carriageway of Clays Lane. Any gates are to be open away from the highway.
7. Cycle storage facilities provided in accordance with details to be submitted before occupation of any dwellings.
8. Garages to be retained as being available for parking at all times.
9. Construction with the ability of installation of electric charging points.
10. A scheme of dust and construction noise mitigation to be submitted and approved prior to commencement.
11. Implementation of the submitted Drainage Strategy.
12. Details of ventilation.
13. Removal of Permitted Development Rights.
14. No works shall be carried out on site until full details of levels and cross sections of the proposed site have been provided and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.
15. Prior to the first occupation of any residential units on site details of boundary fencing to be located along the eastern boundary of the railway will be provided and agreed in writing by the Local Planning Authority. The approved fencing shall be carried out in accordance with the approved details.
16. Prior to commencement of any residential units on site a method statement detailing the proposed method of construction, risk assessment in relation to the railway and construction of traffic management plan shall be submitted and agreed in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved plans.
17. No works shall commence on site within 10 metres of the railway boundary until details of any external lighting have been submitted and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details. No other lighting shall be installed within 10 metres of the railway boundary unless first approved by the Local Planning Authority.
18. Details of security gate to are to be provided.
19. 50% of garages are to include swift bricks.

Informatives

1. Standard engagement informative.
2. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
3. Contact East Staffordshire Borough Council Waste Management in relation to provision of bins.
4. Highway Works Agreement.
5. The development will need approval under Staffordshire Act 1983 and Highways Act 1980.
6. Any soakaway should be located a minimum of 4.5m rear of the highway boundary.
7. Applicant to take note of the Police Architectural Liaison Officer's comments and seek to employ the Secured by Design Standard across the site.
8. The applicant/developer is advised to contact Network Rail Asset Protection Team prior to any works commencing on site. Email: assetprotectionneem@networkrail.co.uk
9. Downward lighting to be bat friendly.
10. Use of reflective surface material and flooring that will enhance natural light.
11. Use of lightwell technology to enhance natural light.
12. Informative regarding delivery times in relation to local school drop off and pick up times.

Voting concerning the above decision was as follows:

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

81/20 **APPEALS RECEIVED AND DETERMINED**

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

82/20 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 6th January 2020 and 31st January 2020 was received and noted.

83/20 **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

84/20

ENFORCEMENT SCHEDULE

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

An opportunity for questions followed.

Noted.

Chairman