

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 17th March 2020.

Present:

Councillors Mrs V. Gould (Chairman), E. Barker, Mrs B. Brady, G. Lamb, S. McGarry, S. McKiernan and C. Sylvester.

Officers Present:

A. Wakefield (Monitoring Officer and Solicitor), A. Baldwin (Planning Manager), E. Bramley (Tree Officer), E. Carrington (Senior Planning Officer), K. Challoner (Principal Planning Officer), R. Duckworth (Senior Planning Officer) and G. Shilton (Planning Officer).

Apologies for absence were received from Councillor Mrs B. Ashcroft, K. Bulth, R. Faulkner, G. Hall, Ms A. Legg, Mrs B. Toon and C. Whittaker.

85/20 **DECLARATIONS OF INTEREST**

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

86/20 **MINUTES**

The Minutes of the meeting held on 18th February 2020 were approved and signed as a correct record.

87/20 **URGENT BUSINESS**

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

88/20 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/01511 – Reserved Matters application relating to P/2016/00980 for the erection of 14 dwellings including the demolition of dwelling, shed and garage at 2 Harbury Street and garages at the rear of the including details of access, appearance, landscaping, layout and scale – Land to the rear of 2 Harbury Street, Burton upon Trent, Staffordshire DE13 0RX (Ward: Horninglow)**

The above site visit was attended by Councillors E. Barker, Mrs B. Brady, Mrs V. Gould, G. Lamb, S. McGarry, S. McKiernan and C. Sylvester.

Mr R. Davies, a member of the public, spoke on the application.

Resolved:

APPROVE RESERVED MATTERS, subject to the following conditions:

1. Compliance with the approved plans.
2. Details of bin storage to be provided and approved prior to works commencing on site.

3. Details of M4 (2) compliant dwelling to be provided.
4. The access off Harbury Street shall revised and provided in line with the submitted drawings.
5. Parking and turning facilities to be provided before each dwelling is first occupied.
6. Waterproof cycle storage to be provided before each dwelling is first occupied and thereafter retained.
7. The landscaping shall be carried out in the first planning season.
8. The boundary treatment shall be installed prior to the first occupation of the dwellings.
9. Removal of permitted development rights in relation to alterations and extensions to dwellings and the erection of outbuildings in their curtilage.

Informative

1. Standard engagement informative.
2. Notification of outline permission conditions addressed by the reserved matters submission and which remain outstanding.
3. The site layout will need approval under Staffordshire Act 1983 and Highways Act 1980.
4. Trees planted as part of the landscaping scheme are to be semi mature - Committee delegated specific wording of informative to officers.

Voting concerning the above decision was as follows:

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

2. **P/2019/01545 – Erection of a two storey rear extension (Revised Scheme to include the raising of ridge height by 145mm) – 23 Claymills Road, Stretton, Burton upon Trent, Staffordshire DE13 0JQ**

The above site visit was attended by Councillors E. Barker, Mrs R. Brady, Mrs V. Gould, G. Lamb, S. McGarry, S. McKiernan and C. Sylvester.

Mrs S. Sutton, the applicant, spoke on the application.

Resolved:

That accordingly, taking into consideration the planning considerations the recommendation is **APPROVED**, subject to the following conditions:

1. Compliance with the approved plans.

Informative

1. Engagement informative.
2. Radon gas informative.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		
Councillor Mrs B Brady		
Councillor V Gould		
Councillor G Lamb		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		

3. **P/2020/00045 – Erection of 8 dwellings and garages and associated highway, drainage and landscape infrastructure works – Land off Bluebell Way, Tutbury, Burton upon Trent, Staffordshire (Ward: Tutbury and Outwoods)**

The above site visit was attended by Councillors E. Barker, Mrs R. Brady, Mrs V. Gould, G. Lamb, S. McGarry, S. McKiernan and C. Sylvester.

Mr R. Lock (Chairman - Tutbury Parish Council), spoke on the application.

Mr K. England, a member of the public, spoke on the application.

Resolved:

APPROVE, subject to the following conditions:

1. 3 year commencement.
2. List of approved plans.
3. Materials as set out in the schedule submitted.
4. Details of drainage for foul and sewage waters.
5. Details of surfacing of access, parking and turning areas.
6. Details of surface water drainage.
7. Access, parking and turning areas to be provided.

8. Landscaping to be undertaken in the first planting season following the completion of the development.
9. Boundary treatments to be provided before each dwelling is first occupied.
10. Provision and retention of bins to serve each dwelling.
11. Electric charging points.
12. Bat and bird boxes.
13. Garage spaces to be retained for use of car parking into the future.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker	Councillor S McKiernan	Councillor G Lamb
Councillor Mrs B Brady		
Councillor V Gould		
Councillor S McGarry		
Councillor C Sylvester		

4. **P/2019/00770 – Erection of 2 No. detached dwellings and widening of existing highway and formation of vehicular access – Bank Close Cottage, Bank Close, Uttoxeter, Staffordshire ST14 8BP**

The above site visit was attended by Councillors E. Barker, Mrs R. Brady, Mrs V. Gould, G. Lamb, S. McGarry, S. McKiernan and C. Sylvester.

Mrs M. Richardson, a member of the public, spoke on the application.

Mr Emery, agent for the applicant, spoke on the application.

Resolved:

The application was **DEFERRED** for the following reasons:

1. In order that a representative from Staffordshire County Council Highways be invited to the next meeting of the planning committee to answer questions from Members;
2. Members requested that SCC Highways re-visited the scheme to identify whether additional mitigation was of benefit, for example, the provision of double yellow lines.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		
Councillor Mrs B Brady		

Councillor V Gould		
Councillor G Lamb		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		

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 3rd February 2020 and 28th February 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

PLANNING BRIEFING

Chairman