

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in a virtual environment on Tuesday 19th January 2021.

Present:

Councillors Mrs V. Gould (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. Builth, R. Faulkner, G. Hall, G. H. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester and Mrs B. Toon.

Officers Present:

S. Grant (Solicitor), S. Khan (Head of Service), N. Perry (Planning Manager), K. Challoner (Principal Planning Officer) and G. Shilton (Planner).

155/21 **DECLARATIONS OF INTEREST**

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

156/21 **MINUTES**

The Minutes of the meeting held on 22nd December 2020 were approved and signed as a correct record.

Voting concerning the above decision was as follows:

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

157/21 **URGENT BUSINESS**

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

1. **P/2019/00839 – Change of use of residential dwelling (Class C3) to children’s home (Class C2) – 25 Lower Outwoods Road, Burton upon Trent, Staffordshire DE13 0QX (Ward: Tutbury and Outwoods)**

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

Mrs P. Callaghan and Mrs B. Fearn, members of the public, spoke on the application.

Councillor S. Gaskin, Ward Councillor, spoke on the application.

Mr S. Greaves, agent for the applicant, spoke on the application.

Mr J. Anderson, parish councillor, spoke on the application.

Discussions took place.

A motion was put forward by Councillor R. Faulkner (seconded by Councillor C. Sylvester) to permit the application.

Resolved:

To **GRANT**, subject to the following conditions:

1. **Time Limit – 3 years Standard**

The development hereby permitted shall be begun before the expiration of three years from the date of the permission.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of the permission.

Drawing No:

220-33.01a Revision A scaled at 1:1250, 1:500, 1:100 and 1:150 dated as received on 17th December 2020

Design and access Statement dated as received on 7th August 2020

Supporting Statement dated as received on 7th August 2020

3. **Parking Spaces**

The three car parking spaces and associated widening of the dropped kerb as shown on the approved plans shall be provided prior to the first use of the property as a C2 Children’s Care Home and retained for their designated purposes at all times for the lifetime of the development.

4. **Restricted Use**

Notwithstanding the provisions of the Town and country Planning (Use Classes) Order 1987 or any order revoking and re-enacting that Order, the permission shall relate to the use of the premises as a children's home, for a maximum of three children, as described in the application and for no other purpose.

5. **Boundary Treatment**

Prior to the development being brought into use the rear boundary treatments as shown on the approved drawing under condition 2 shall be completed and thereafter retained as such for the lifetime of the development.

Informatives

1. **Engagement**

The Local Planning Authority has taken a positive approach to decision-taking in respect of the application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. **Environmental Health Team Informative**

Kitchen Layout

The layout, design, construction and size of the kitchen must comply with Chapters 1 and 11 of Annex 11 to Regulation (EC) 852/2004, including the provision of a separate wash basin for cleaning hands, and adequate ventilation as detailed below. For further details the applicant should contact Environmental Health.

Grease Traps

Provision should be made to include the installation of one or more grease traps or oil interceptors within the drainage system to prevent waste from entering directly or indirectly into a public sewer.

Ventilation

The kitchen must be provided with adequate mechanical ventilation to all cooking equipment other than microwave ovens. The system should be designed, sited and installed so that no noise, vibration or odour nuisance will be caused outside or inside the building and so that the ventilation is balanced.

Odour Control

An approved scheme for odour control and noise abatement must be submitted to the environmental health department. This should detail:

- Minimum ventilation rates
- Details of the canopy including velocity requirements, dimensions, material of construction, and grease ventilation.
- Details of the fan and duct work including details of the discharge stack and odour arrestment plant performance.
- Minimum requirements for noise control.

For guidance see: <https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>

Wash Hand Basins

Following the Food Standards Agency's Advice on E.coli, wash-hand basins in commercial kitchens should be provided with non-hand operable taps.

Advisory comment

It would be considered 'good practice' if provision was made for a separate toilet for staff use only.

3. **Highway Authority Dropped Kerb**

The applicant is advised that a Section 184 Notice of Approval from Staffordshire County Council is required to the existing dropped kerb being widened. A vehicle access crossings information pack and an application form for a vehicle access crossing (dropped kerb) are available on the County Council's website at

www.staffordshire.gov.uk/transport/staffshighways/licences/Vehicle-access/VehicleAccessCrossings. The application form can be completed online or downloaded, completed and sent to Network Management Unit, Staffordshire County Council, Staffordshire Place 1, Wedgewood Buildings, Tipping Street, Stafford ST16 2DH or email nmu@staffordshire.gov.uk.

Voting concerning the above decision was as follows:

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

2. **P/2019/01095 – Erection of a single storey rear extension – 8 Calais Road, Burton upon Trent, Staffordshire DE13 0UH (Ward: Horninglow and Eton)**

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

Mr P. Cyples, a member of the public, spoke on the application.

Mrs S. Sharrad, agent for the applicant, spoke on the application.

Discussions took place.

A motion was put forward by Councillor K. Builth (seconded by Councillor Mrs B. Ashcroft) to permit the application.

Resolved:

To **APPROVE** the proposal, subject to the conditions and informative set out below:

1. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of the permission:

Drawing no's:

20101-P-001 Revision A scaled at 1:100 and 1:500 dated as received on 16th October 2020

20201-P-002 scaled at 1:50 dated as received on 2nd October 2020

20201-P-102 Revision A scaled at 1:50 dated as received on 6th January 2021

Informative

The Local Planning Authority has taken a positive approach to decision-taking in respect of the application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E W Barker		
Councillor B Brady		
Councillor K Builth		

Councillor R Faulkner		
Councillor Mrs 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		

159/21 **APPEALS RECEIVED AND DETERMINED**

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

160/21 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 5th December 2020 and 31st December 2020 was received and noted.

161/21 **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:

PRIVATE MINUTES

ENFORCEMENT SCHEDULE

Chairman