

Planning Committee – Tuesday 27th April 2021

Update Report of the Head of Service

This Update Report has been checked on behalf of Legal Services by Sherrie Grant

Item 5.1

Application No: P/2020/01468

Quintus - Phase 1, Branston Locks, Branston Road, Tatenhill, Staffordshire, DE13 9SB

Reserved Matters application relating to P/2012/01467 for Phase 1 for the erection of three detached industrial and warehouse units with ancillary offices covering Use Classes E, B2 and B8 with associated works including details of appearance, landscaping, layout, scale and access

There are no updates for this application.

For further information contact: Barbara Toy

Telephone Number: 01283 508729

Email: dcsupport@eaststaffsbc.gov.uk

Item 5.2

Application No: P/2020/01418

Poplars Farm, Yoxall Road, Newborough, DE13 8SU

Conversion of existing farm house and piano barn from a holiday let to a Class C2 home for children in care and conversion of existing barn including alterations to the front elevation from storage to office and gym for staff.

Additional Information

The County Education Authority advise that this development falls within the catchments of Needwood CE (VA) Primary School and John Taylor High School but

that given the development is scheduled to provide a total of 2 No. dwellings no education contribution would be requested (as the Staffordshire Education Infrastructure Contribution Policy (SEICP) relates to any “residential development where 10 or more dwellings will be provided”).

In response to queries regarding admission to the catchment school(s), the County Education Authority note that section 3.3 in the applicant’s planning statement reports that:

“Children may be educated in a range of establishments to suit their needs. In some cases, this may be in a mainstream educational setting, or an alternative educational setting. Children are able to travel up to an hour to an education provision. For some children, it may be more appropriate for there to be education provided on site, and this would always be the case for any children who require a school place”.

The County Education Authority comment further that *“on this basis it is therefore expected that the children expected to reside here (for up to 6 children up to 12 years of age) may be distributed across a number of education settings (including home schooling) and would likely have minimal impact on pupil numbers at local schools.”*

Assessment

The officer report (at paragraph 14.1 in respect of ‘Other Matters’) notes *“the capacity of the local school is a matter for the County Council to administer and as such cannot be given weight in the assessment of this planning application.”* This comment remains salient in the light of the comments of the County Education Authority set out above.

Recommendation

No change to the officer recommendation of approval subject to conditions as set out in the officer report.

For further information contact: Alan Harvey

Telephone Number: 01283 508618

Email: dcsupport@eaststaffsbc.gov.uk

Item 5.3

Application No: P/2020/00325

Land Adj 97 Station Road, Rolleston on Dove

Construction of raised plateau and compensatory floodplain storage including a swale

Additional Information

Two further objections has been received from local residents.

One raises no new issues than those already included in the officer report.

The second makes reference to the rules and regulations sent to objectors regarding speaking at Planning Committee, the process is designed to be off-putting. Concerns about the timing of the Planning Committee meeting is also raised, as most professional people will be unable to attend

Assessment

The notification of Planning Committee to objectors includes the legal requirements and I can confirm that objectors have been notified in line with the the Council's protocols and Constitution.

Recommendation

No change to the officer recommendation of approval subject to conditions as set out in the officer report.

For further information contact: Barbara Toy

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