

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 22nd May 2018.

Present:

Councillors E. Barker (Chairman), M. J. Bowering, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall, Ms A. Legg, R. Johnston, Mrs B. Toon and C. Whittaker.

Officers Present:

L. Durham (Senior Solicitor), S. Khan (Head of Service) A. Miller (Planning Manager) and K. Challoner (Planning Officer).

Also Present:

Mr M. Evans (Staffordshire County Council – Highways).

Apologies for absence were received from Councillors R. J. Clarke and S. Hussain.

253/18 **DECLARATIONS OF INTEREST**

Councillors M. Bowering, Mrs V. Gould, Ms A. Legg and C. Whittaker declared that as they did not attend the site visits, they would take part in the debate but was unable to vote upon the applications.

254/18 **MINUTES**

The Minutes of the meeting held on 24th April 2018 were approved and signed as a correct record.

255/18 **URGENT BUSINESS**

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

256/18 **STATEMENT ON HAZELWALLS**

Members received a short statement by the Chairman regarding Hazelwalls.

With the consent of the Chairman, Councillor S. McGarry spoke to the Committee. She wished to place on record an apology to the applicant and agent for the Westlands Road application.

NOTED.

APPLICATIONS FOR PLANNING PERMISSION

1. **P/2017/00859 – Change of use from Class C2 Residential Institution to a House in Multiple Occupation including demolition of existing garage (amendment to description only) – 160 Newton Road, Burton upon Trent, Staffordshire DE15 0TR (Ward: Winshill)**

The above site visit was attended by Councillors G. Allen, E. Barker, K. J. Builth, R. Faulkner, G. Hall, S. Hussain, Mrs J. Jessel, R. A. Johnston and Mrs B. Toon.

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

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

Resolved:

PERMIT subject to the following conditions:

1. Standard time limit for the commencement of the development.
2. Compliance with approved plans.
3. Hardstanding materials and drainage details.
4. Parking bays to be delineated.
5. Details of weatherproof storage to be provided.
6. Restriction of hours of construction and deliveries

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker		Councillor R Faulkner
Councillor K Builth		
Councillor G Hall		
Councillor R Johnston		
Councillor Mr B Toon		

(Councillors M. J. Bowering, Mrs V. Gould, Ms A. Legg and C. Whittaker did not vote as they had not attended the site visit).

2. **P/2017/00555 – Erection of 18 dwellings comprising two detached and sixteen semi-detached houses, plus a two storey garage block and formation of access – land off Westlands Road, Uttoxeter, Staffordshire (Ward: Town)**

The above site visit was attended by Councillors G. Allen, E. Barker, K. J. Builth, R. Faulkner, G. Hall, S. Hussain, Mrs J. Jessel, R. A. Johnston and Mrs B. Toon.

Mr David Trenery, Parish Councillor, spoke on the application.

Mr S. Dobson and Mr P. Houldcroft, members of the public, spoke on the application.

Mr G. Swinson, the applicant, spoke on the application.

Resolved:

That for the reasons set out in the reports then, **PERMIT** subject to the following conditions and the completion of a S106 agreement to secure the contributions as set out in paragraph 21.9 of the report:

1. Time limit for commencement (2 years).
2. Approved plans.
3. Submission and approval of samples and details of materials of construction.
4. Submission and approval of slab levels and land regrading works.
5. Submission and approval of lighting plan.
6. Submission and approval of ecological and biodiversity enhancement measures.
7. Submission and approval of a construction management plan.
8. Submission and approval of temporary parking spaces to serve Nos. 87 and 89 Westlands Road within the site.
9. Submission and approval of surface water drainage scheme.
10. Submission of landscaping scheme.
11. Implementation of landscaping.
12. Implementation of fencing and walling.
13. The development hereby permitted shall not be brought into use until the fully connected to a surface water outfall, has been provided at the proposed access to the site in accordance with approved drawing 17-107-10.
14. None of the new dwellings shall be occupied until the new parking areas and garage block for Nos. 87 & 89 Westlands Road as indicated on submitted Drawing No 17-107-01 Rev. C have been provided in a porous bound material.
15. Development to be carried out in accordance with mitigation measures set out in ecology appraisal.
16. Parking spaces shall be retained at all times for their designated purpose and integral garages indicated on the approved plans shall be retained for the parking of motor vehicles. They shall at no time be converted into living accommodation without prior express permission of the Local Planning Authority.
17. Removal of permitted development rights for future extensions and outbuildings for amenity reasons.

18. Removal of permitted development rights for wall and means of enclosure to front of properties except those approved by this consent.

Informatives

1. Pre-commencement conditions standard informative.
2. Details of when materials are available for inspection.
3. Standard engagement informative.
4. The applicant is advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer. However, where there is any conflict between the recommendations of the Architect Liaison Officer and the terms of the planning consents the latter take precedence.
5. The consent will require approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 – 226 of the Highways Act 1980. The applicant be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.
6. The construction of the access shall require Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorksAgreements.aspx>

7. The applicant is advised that any outfall to the ditch or proposed bank works required as part of Condition 9, will require a Land Drainage Consent application through the Lead Local Flood Authority office. Please contact Dave Hughes on (01543) 334064 for more information.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E Barker	Councillor R Faulkner	
Councillor K J Builth		
Councillor G Hall		
Councillor R Johnston		
Councillor Mr B Toon		

(Councillors M. J. Bowering, Mrs V. Gould, Ms A. Legg and C. Whittaker did not vote as they had not attended the site visit).

258/18 **APPEALS RECEIVED AND DETERMINED**

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

259/18 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 5th March 2018 and 13th April 2018 was received and noted.

260/18 **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

261/17 **ENFORCEMENT SCHEDULE**

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

Chairman