

Chair - Councillor R M Sutherland

Present (for all or part of the meeting):-

Councillors:

|              |            |
|--------------|------------|
| B M Cross    | J Hood     |
| M G Dodson   | W J Kemp   |
| A P Edgeller | A Nixon    |
| A S Harp     | A N Pearce |
| A D Hobbs    | M Phillips |

Also in attendance:- Councillor P W Jones

Officers in attendance:-

|                   |                              |
|-------------------|------------------------------|
| Mr J Holmes       | - Development Manager        |
| Mr N Lawrence     | - Deputy Development Manager |
| Ms L Collingridge | - Contracts Solicitor        |
| Mr A Bailey       | - Scrutiny Officer           |

PC142 **Application No 20/32746/COU - Proposed Change of Use from Equestrian Centre to Class B8 (Storage & Distribution) Use and associated works - Land at Eccleshall Road, Norton Bridge, Stone, Staffordshire**

(Recommendation approve, subject to conditions).

Considered the report of the Head of Development regarding this matter.

Public speaking on the matter was as follows:-

Mr C Copestake raised the following points during his support for the proposal:-

- Represented a Stone based business that employed 50 staff
- The business was looking to relocate for security and longevity
- Most of the staff would be working off site with only 11 on site
- The previous use was equestrian
- There would be minimal alterations to the building, although some visual enhancements would be made
- The applicant had fully engaged with Planning Officers throughout the process
- The proposal was in accordance with the National Planning Policy Framework and the Plan for Stafford Borough

- There were no technical objections to the proposal and a letter of support had been received
- The only objection received was from Chebsey Parish Council
- The proposal would deliver improvements to the access and visibility to the site
- The proposal was of a high quality, sustainable and would allow the business to grow
- Requested the Committee's support for the proposal

At the invitation of the Chairman, Councillor P W Jones, Eccleshall, Ward Member, addressed the Committee and raised the following issues:-

- Expressed concern over such storage facilities in small rural hamlets
- The Parish had golf and fishery activities that reflected its rural nature
- Expressed concern that heavy goods vehicles could use the area as a route to the M6
- The area was not a recognised industrial estate
- The proposal would generate noise and disturbance
- The proposal located on a 60 MPH road with central double white lines near by
- The previous use was for equestrian and the proposal was not in keeping with this
- If approved, it could set a precedent for similar developments in rural areas

The Committee discussed the application and raised a number of issues, including:-

- The proposal met National Planning Policy Framework Guidelines and was in accordance with the Plan for Stafford Borough
- There were no highway objections
- Concern that the proposal was not in keeping within a rural area
- Queried the use of lighting on site and the hours of operation
- Confirmation that lighting did not form part of this proposal, but a condition could be added that on-site lighting could only be used for the hours of operation of the business
- Clarification that the plans showed no lighting currently on the ménage
- Clarification of the hedges to be removed for the access

It was subsequently moved by Councillor B M Cross and seconded by Councillor A S Harp that Application Number 20/32746/COU be approved, subject to the Conditions as set out in the report of the Head of Development, plus an additional condition in respect of on-site lighting.

On being put to the vote the proposal was declared to be carried.

RESOLVED:- that planning Application Number 20/32746/COU be approved, subject to the Conditions as set out in the report of the Head of Development, plus the following additional Condition No 10:-

10. No external lighting shall be erected unless a scheme of external lighting providing details of the lighting, including details of operational periods and siting, has first been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in complete accordance with the approved details and thereby retained as such for the lifetime of the development.

### PC143 **Planning Appeals**

Considered the report of the Head of Development.

Notification of the following appeal decision had been received:-

| <b>App No</b>  | <b>Location</b>  | <b>Proposal</b>  |
|--|--|--|
| <b>20/31858/HOU</b><br><br><b>Appeal allowed<br/>and costs<br/>awarded</b> | Treetops<br>Thirty Seven Holding<br>Cocknage Road<br>Rough Close | Demolish existing<br>garage, erect two storey<br>side extensions and<br>associated development |

The Committee discussed the implications of this appeal decision and the importance of a Green Belt Policy in the new Plan for Stafford Borough.

CHAIR