

Councillor P W Jones – Vice Chairman in the Chair

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

Councillors:

F Beatty	J Hood
A G Cooper	B McKeown
A P Edgeller	A Nixon
A T A Godfrey	C V Trowbridge
A D Hobbs	

Also present:- Councillors I D Fordham and M J Winnington

Officers in attendance:-

Mr J Holmes	- Development Manager
Mrs J McGoldrick	- Principal Solicitor
Mr J Dean	- Democratic Services Officer

PC9 Apologies

Apologies for absence were received from Councillors E G R Jones and G P K Pardesi (substituted by Councillor A T A Godfrey).

PC10 Declarations of Members Interests/Lobbying

All Councillors indicated that they had been lobbied in respect of Application No 22/35606/FUL - 6 Mill Farm Barns, Mill Street, Stone.

PC11 Application No 21/35228/HOU - The Coppins, Church Close, Ranton

(Recommend approval, subject to conditions).

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

Councillor M J Winnington, Seighford and Church Eaton Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Was speaking as local Borough and Parish Councillor
- Had been approached by residents expressing concerns
- Property was already a large house
- Would like to hear thoughts of Committee Members

- Application equated to a (cumulative) increase of 76% to the footprint size
- Ranton historically saw very little development
- Opinions of Committee could be an indicator for further applications
- Had concern associated balcony overlooked neighbouring properties

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

- Noted lack of response from Ranton Parish Council
- Balcony sited significant distance from neighbouring property

It was subsequently moved by Councillor F Beatty and seconded by Councillor A P Edgeller that the application be approved, subject to the conditions as set out in the report.

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

RESOLVED:- that planning application No 21/35228/HOU be approved, subject to the conditions as set out in the report of the Head of Development.

PC12 Application No 22/35606/FUL - 6 Mill Farm Barns, Mill Street, Stone

(Recommend approval, subject to conditions).

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

During his presentation, the Development Manager noted a small typographical error in Section 2 on page 12 of the agenda ('Stafford should read as 'Stone') and summarised the content of 2 further representations received since publication of the report.

Public speaking on the proposal was as follows:-

Mr R Large raised the following points during his objections:-

- Was a resident of Redhill Road
- Had submitted several objections to the proposal
- Asked by local residents to speak on their behalf
- Scheme did not resolve the previously stated problems in the area
- Application had a considerable impact on the conservation area
- Fence failed to address concerns re pedestrian visibility, appears as a solid fence from certain angles
- Was located in a Zone 1 flooding area, serious flood risks were not addressed in the report
- Detailed 4 incidences of flooding in recent times
- 25m of hedgerow had been removed from the site boundary
- This type of fence was unsuitable in terms of security provision

- Evidence was subjective, there were real concerns in the area
- Disappointed to see associated Enforcement Notice had not been served

Councillor I D Fordham, St Michaels and Stonefield Ward Member, at the invitation of the Chairman addressed the Committee and raised the following issues:-

- Noted implications for approval of the application
- Had no objection in principle to the installation of railings
- Was far from convinced regarding the need for fencing at the site
- Main concern was in regard to flooding
- Had hoped to see rapid enforcement action taken by the Council
- Was little incentive for the applicant to replace the existing fence
- Replacement of the boarded fence was not covered by conditions
- A flood risk assessment had not been carried out in the area
- Quoted from Officer report regarding localised flooding
- The development should be subject to a flood risk assessment
- Noted associated bund constructed by the applicant

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

- Design and construction of proposed railings
- Provision of condition to remove associated bund
- Flood risk concerns
- Reinstatement of previously removed hedges
- Future intentions of the owner
- Relationship between fence(s) and earth bund

It was subsequently moved by Councillor A Nixon and seconded by Councillor J Hood that the application be refused, as it was out of keeping with the surrounding area.

On continuation of the debate this motion was withdrawn by both Councillors.

Members gave further consideration to the matter, during which time it was moved by Councillor B McKeown and seconded by Councillor A G Cooper that the application be deferred to allow further discussions to be held between Officers of the Planning Department and the Owner of the land in question.

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

RESOLVED:- that planning application No 22/35606/FUL be deferred to enable Officers of the Planning Department to seek clarification from the Owner of the land in question regarding the relationship between the railings and

associated earth bund, and to clarify his future intentions in respect of the site.

PC13 Planning Appeals

Considered the report of the Head of Development (V1 31/05/22).

Notification of the following appeals had been received:-

- (a) Appeal Decisions

Application Reference	Location	Proposal
21/34448/HOU Appeal Dismissed	6 Manor Farm Barns Shebdon Road High Offley	Single-storey rear extension

CHAIRMAN