

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 15th March 2016.

Present:

Councillors G. Hall (Chairman), G. Allen, E. Barker, M. J. Bowering, K. J. Bulth, R. J. Clarke, R. Faulkner, R. Johnston, Mrs J. Jones, Ms A. Legg, Mrs S. McKiernan, Mrs B. Toon and C Whittaker

Officers Present:

J. Kirkham (Solicitor), S. Khan (Head of Service), A. Miller (Planning Manager), C. El Hakiem (Principal Planning Officer) and A. Harvey (Principal Planning Officer).

Apologies for absence were received from Councillors S. Gaskin and C. Smith.

92/16 **DECLARATIONS OF INTEREST**

Councillor R. J. Clarke declared that he did not attend the site visit. He took part in the debate but abstained from voting on the application.

93/16 **MINUTES**

The Minutes of the meeting held on 16th February 2016 were approved and signed as a correct record.

The Minutes of the meeting held on 25th February 2016 were approved and signed as a correct record.

94/16 **URGENT BUSINESS**

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

95/16 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2015/01719 – Change of use of land to domestic garden and erection of three detached buildings for garaging/general purpose storage buildings – Frostfields, Silver Lane, Marchington, Uttoxeter, Staffordshire ST14 8LL (Ward: Marchington)**

The above site visit was attended by Councillors G. Allen, E. Barker, M. J. Bowering, K. J. Bulth, R. Faulkner, G. Hall, R. Johnston, Mrs J. Jones, Ms A. Legg, Mrs S. McKiernan, Mrs B. Toon and C. Whittaker.

Mr M. Morrison, a member of the public, spoke on the application.

Mr S. Langstone, the applicant, spoke on the application.

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

Resolved that for the reasons set out in the report then, **REFUSE** for the following reasons:

1. East Staffordshire Local Plan Strategic Policy 8 indicates that development outside settlement boundaries will not be permitted unless it is:

- essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside; or
- providing facilities for the general public or local community which are reasonable accessible on foot or by public transport; or
- in accordance with a 'Made' Neighbourhood Plan; or
- is development under Rural Exceptions Sites policy; or
- is appropriate reuse of Rural Buildings; or
- is infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; or
- development is necessary to secure a significant improvement to the landscape or the conservation of features of acknowledged importance: or
- provides renewable energy generation of an appropriate scale and design; or
- is otherwise appropriate in the countryside.

The construction of three blocks of garages with a total of 17 No. car spaces is not a form of development which falls within any of the listed types of development which are permitted outside settlement boundaries and is detrimental to the landscape of its locality by reason of its visual impact. The development is therefore contrary to Policy SP8 of the East Staffordshire Local Plan 2012 – 2031.

2. East Staffordshire Local Plan Detailed Policy DP3 indicates inter alia that outside settlement boundaries extensions to existing dwellings will only be permitted if buildings for uses ancillary to the dwelling are modest and designed specifically for that purpose and that the extension will not adversely affect landscape character by the intrusion of urban features. The application scheme which proposes to substantially extend the residential curtilage to the dwelling at Frostfields on Silver Lane, Marchington to accommodate the three garage blocks (with a total of 17 No. garage units), would result in a significant and visually intrusive urban feature occupying a prominent position, which is clearly visible from Marchington village playing fields. The visual impact is emphasised by the disproportionate scale of the development in comparison with the existing dwelling which the garages are proposed to serve which means that the development would not appear ancillary in its context. The development is there contrary to Detailed Policy DP3 of the East Staffordshire Local Plan 2012 – 2031.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor M Bowering	Councillor G Allen	Councillor R Clarke
Councillor K Builth	Councillor E Barker	
Councillor R Faulkner	Councillor Mrs S McKiernan	
Councillor G Hall		
Councillor R Johnston		
Councillor Mrs J Jones		
Councillor Ms A Legg		
Councillor Mrs B Toon		
Councillor C Whittaker		

96/15 **APPEALS RECEIVED AND DETERMINED**

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

97/16 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 4th January 2016 and 29th January 2016 was received and noted.

98/16 **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

99/16

ENFORCEMENT SCHEDULE

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

Chairman