

# 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 10<sup>th</sup> September 2019.

### **Present:**

Councillors G. Hall (Chairman), S. Andjelkovic, Mrs B. Ashcroft, Mrs B. Brady, K. J. Builth, Mrs V. Gould, Ms A. Legg, S. McGarry, S. McKiernan, Mrs B. Toon and C. Whittaker.

### **Officers Present:**

L. Durham (Senior Solicitor), S. Khan (Head of Service), K. Challoner (Principal Planning Officer), A. Harvey (Principal Planning Officer) and N. Perry (Principal Planning Policy Officer).

#### 34/19 **DECLARATIONS OF INTEREST**

Councillor E. Barker declared an ordinary interest on the application so did not attend the meeting.

#### 35/19 **MINUTES**

The Minutes of the meeting held on 16<sup>th</sup> July 2019 were approved and signed as a correct record.

#### 36/19 **URGENT BUSINESS**

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

#### 37/19 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2018/00343 – Erection of a detached dwelling, construction of vehicular access and installation of septic tank – Field north of Sallyfields Lane, Stanton, Staffordshire (Ward: Stanton)**

The above site visit was attended by Councillors S. Andjelkovic, Mrs B. Ashcroft, Mrs R. Brady, K. J. Builth, Mrs V. Gould, G. Hall, Ms A. Legg, S. McGarry, S. McKiernan, Mrs B. Toon and C. Whittaker.

Mrs D. Fountain and Mr K. Wainman, members of the public, spoke on the application.

Mr M. Elias, the applicant, spoke on the application.

Members voted to overturn the officer's recommendation to refuse on the following grounds:

1. Members considered that the development is distant and remote from other dwelling.

2. Members considered the definition of isolation was apart from the main population.
3. The development matches the criteria of isolation as Members considered how far other properties were apart from the development.
4. The development site is on the edge of the village.
5. The development is set back from other properties.
6. In the absence of a clear definition of isolation Members considered the site in question to comply with their interpretation.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor S Andjelkovic	Councillor Mrs B Brady	
Councillor B Ashcroft	Councillor G Hall	
Councillor K Builth	Councillor S McGarry	
Councillor V Gould	Councillor S McKiernan	
Councillor Ms A Legg	Councillor Mrs B Toon	
	Councillor C Whittaker	

**Resolved:**

To **PERMIT** the proposal, subject to the following conditions:

1. Standard time limit.
2. Standard plan numbers.
3. Submission details/samples of materials (pre commencement).
4. Submission of sample panels of stonework (pre commencement).
5. Method statement to demonstrate zero energy /zero carbon efficiencies (pre commencement).
6. Precise details of internal/external lighting (pre commencement).
7. Precise details of driveway surface – to include bound section adjacent to Sallyfield Lane (pre commencement).
8. Details of the reinstatement of existing access (pre commencement).
9. Drainage details to prevent water flowing onto highway etc. (pre commencement).
10. Ecological Mitigation Measures to be provided and maintained (prior to first occupation).
11. Access, parking and turning areas to be provided (prior to first occupation).

12. Drainage to be provided (prior to first occupation).
13. Visibility splays to be provided (prior to first occupation).
14. 2 x electrical parking points to be provided (prior to first occupation).
15. Landscaping implementation.
16. 1 x Swift brick to be provided.
17. Limit the dwelling to a single dwelling only with the annexe to be used as ancillary accommodation only.
18. No lighting shall be installed other than that approved.
19. Permitted Development Rights removal.
20. Area to the frontage to remain free of domestic paraphernalia.

**Informative**

Environmental comments regarding the Radon area.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Brady	Councillor S Andjelkovic	
Councillor G Hall	Councillor Mrs B Ashcroft	
Councillor S McGarry	Councillor K Builth	
Councillor S McKiernan	Councillor V Gould	
Councillor Mrs B Toon	Councillor Ms A Legg	
Councillor C Whittaker		

38/19 **APPEALS RECEIVED AND DETERMINED**

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

39/19 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 29<sup>th</sup> July 2019 and 23<sup>rd</sup> August 2019 was received and noted.

40/19 **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**

41/19

**ENFORCEMENT SCHEDULE**

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

**Chairman**