

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 25th October 2022.

Present:

Councillors Mrs V. Gould (Chairman), Mrs B. Ashcroft, Mrs B. Brady, R. Faulkner, G. Hall, G. Lamb, Ms A. Legg, S. McKiernan, Mrs L. Walker and C. Whittaker.

Officers Present:

S. Grant (Solicitor), N. Perry (Planning Manager) and A. Harvey (Principal Planning Officer).

Also Present:

An apology for absence was received from Councillor E. Barker.

308/22 **DECLARATIONS OF INTEREST**

There were no declaration of interest at the commencement of the meeting.

309/22 **MINUTES**

The Minutes of the meeting held on 27th September 2022 were approved and signed as a correct record with the following amendment:

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		Councillor Mrs B Brady
Councillor Mrs V Gould		Councillor R Faulkner
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor Mrs L Walker		
Councillor C V Whittaker		

310/22 **URGENT BUSINESS**

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

311/22 APPLICATIONS FOR PLANNING PERMISSION

1. P/2021/00999 – Change of use of agricultural land to facilitate the siting of five holiday cabins and associated formation of access track – Land West of Ellastone Village Hall, Wooton Lane, Ellastone, Staffordshire (Ward: Weaver)

The site visit was attended by Councillors Mrs B. Ashcroft, Mrs B Brady, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S McKiernan, Mrs L. Walker and C. Whittaker.

Mr R. Watkin, parish councillor, spoke on the application.

Miss E. Lewsley, Mrs L. Smith and Mrs Tompkinson, members of the public, spoke on the application.

Mr W. Tompkinson, applicant for the application, spoke on the application.

Discussions took place.

Resolved:

To **REFUSE**, for the following reasons:

The open paddock area the subject of this application forms an integral and visually important element to the loose knit form of development which exists as an essential part of the character and appearance of the streetscape of this part of the Ellastone Conservation Area. The introduction to the paddock area of the built form of the holiday cabins of timber construction and the associated infrastructure and lighting, along with vehicle parking, would detract from the setting of the Grade II* Parish Church and the Grade II listed Adam Bedes Cottage and would erode the visual presence of the former school in views from Wooton Road and the lower part of Church Lane to the detriment of the character and appearance of the village conservation area and the wider rural environs. Such negative impacts would not be outweighed by any potential economic and tourism benefits that the scheme may bring to the locality. The proposed development would therefore be contrary to Policies SP1, SP8, SP15, SP24, SP25, DP1 and DP5 of the East Staffordshire Local Plan and the National Policy Framework.

Informative

The Local Planning Authority has taken a positive approach to decision-taking in respect of the application concluding, however, both at the pre-application and formal application stages, that it is an unsustainable form of development which conflicts with relevant development plan policies and material planning considerations including the National Planning Policy Framework. Although it has not been possible to approve the application, possible solutions were proactively considered in an attempt to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft	Councillor Mrs B Brady	
Councillor R Faulkner	Councillor G Hall	
Councillor Mrs V Gould	Councillor Ms A Legg	
Councillor G Lamb	Councillor S McKiernan	
Councillor C Whittaker	Councillor Mrs L Walker	

- As the above decision ended in a tie the Chairman used her casting vote so the application was refused.

311/22 **APPEALS RECEIVED AND DETERMINED**

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

312/22 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 15th August 2022 and 9th September 2022 was received and noted.

313/22 **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:

PRIVATE MINUTES

ENFORCEMENT SCHEDULE

Chairman