

23 September 2020

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual Meeting [Venue Address] on Tuesday, 15 September 2020 at 18:30

Present:-

Councillor Penny Allen, Councillor Chris Benton, Councillor Barry Bond, Councillor Mike Boyle, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Matt Ewart, Councillor Isabel Ford, Councillor Rita Heseltine, Councillor Lin Hingley, Councillor Diane Holmes, Councillor Janet Johnson, Councillor Michael Lawrence, Councillor Roger Lees, Councillor Dave Lockley, Councillor Terry Mason, Councillor Robert Reade, Councillor Robert Spencer, Councillor Christopher Steel

77 MINUTES

RESOLVED: that the minutes of the Planning Committee held on 27 July 2020 be approved and signed by the Chairman subject to the following amendment:

20/200008/FUL Weatheroaks, Lawnswood Drive, Lawnswood

Correction: **RESOLVED:** that the application be approved WITH amended wording to condition 11

78 APOLOGIES

Apologies for non-attendance were submitted on behalf of Councillor L Bates BEM

79 DECLARATIONS OF INTEREST

There were no declarations of interest

80 DETERMINATION OF PLANNING APPLICATIONS

The Committee received the report of the Development Management Team Manager, together with information and details received after the agenda was prepared.

19/00859/FUL – HOLLY HOUSE, BICKFORD ROAD, WHISTON, STAFFORD, ST19 5QH - APPLICANT – MR AND MRS D HYDE – PARISH – PENKRIDGE

A statement against the application which had been circulated to members before the meeting was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Jayne Lewis.

Councillor J Chapman was concerned about the presence of two containers which had been on the site for over a year and wanted reassurance that these would be moved.

Condition 16 addressed this issue: The consent includes the temporary retention of 3 no. shipping containers and a static caravan as indicated on the amended Site Plan reference 8851PL3 entitled 'Site Plan'. These shall

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be removed from the application site within 1 month from the first occupation of the dwelling house approved.

Councillor Cope asked whether the proposed dwelling breached the permitted development size increase rules. It was confirmed that the material difference is within the accepted parameters of 10-20%.

RESOLVED that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

19/00863/FUL – LAND ADJACENT TO BRINSFORD BRIDGE, STAFFORD ROAD, COVEN HEATH – APPLICANT – MR PATRICK DUNNE - PARISH – BREWOOD AND COVEN

RESOLVED that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00373/FUL – STONE HOUSE, HOLYHEAD ROAD, KINGSWOOD, WOLVERHAMPTON WV7 3AN – APPLICANT – MR AND MRS I WILLIAMS – PARISH - PERTON

A statement for the application which had been circulated to members before the meeting was read out by the Corporate Director, Planning and Infrastructure on behalf of and supplied by the applicant Vicki Williams.

Councillor P Davis as local member made no comment.

Councillor Allen noted that a similar development had been granted permission recently in the same road and that the site was untidy and would be improved by the development. She also suggested the reference in paragraph 5.3.6 that there are limited opportunities to use public transport in the location and as such, there will be the reliance on the private car was not necessary as all residents had their own car.

Kelly Harris was aware of the similar development in the locality but said that each case should be judged on its merits. Further, she accepted that all residents had cars but the development would be contrary to Paragraph 103 of the NPPF and Core Policy 1 of the Core Strategy which was about sustainability.

Members voted against the recommendation to refuse the proposed development. The Planning Solicitor, Manjit Dhillon advised the committee that in accordance with Planning protocol, if members wish to vote against the officer's recommendation for refusal, they must clearly set out the material reasons which lead to their decision.

Councillor Cope moved a motion to defer determination of the proposed development to allow members time to consider reasons for approval.

Councillor Boyle seconded the motion.

The motion was carried.

RESOLVED That consideration of the application be **DEFERRED**

20/00412/FUL – MILE FLAT, HOUSE MILE, FLAT GREENSFORGE, KINGSWINFORD, DY6 0AU – APPLICANT – MR DEAN HISCOX –

PARISH – KINVER

Councillor Hingley as local member supported the recommendation for approval.

RESOLVED that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00456/VAR – LAND WEST OF THE WHITE HOUSE, SANDY LANE, HATHERTON, CANNOCK, WS11 1RW – APPLICANT – MR RAYMOND CLEE – PARISH – HUNTINGTON

Councillor Benton as local member made no comment.

RESOLVED that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

20/00499/FUL – NEW HOUSE FARM, GUNSTONE LANE, CODSALL, WOLVERHAMPTON WV8 1EL – APPLICANT – MISS BENTLEY – PARISH - CODSALL

Councillor Ewart as local member supported the recommendation for approval.

RESOLVED that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

REPORT FOR URGENT BUSINESS – APPLICATION SITE HOBNOCK ROAD, ESSINGTON APPLICATION NO. 20/00135/VAR

The Committee considered the report of the Corporate Director of Planning and Infrastructure.

RESOLVED that the Resolution of the Planning Committee of 16 June 2020 for application 20/135/VAR be amended so that the date for completion of the Section 106 Agreement is altered to 20 October 2020 and with an addition that if by 20 October 2020, the Section 106 Agreement has not been fully executed by all parties the Chairman will have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

Councillor Steel asked for his name to be recorded as against the recommendation.

81 MONTHLY UPDATE REPORT

The Committee received the report of the Lead Planning Manager informing the committee on key matters including training; changes that impact on National Policy; any recent appeal decisions; relevant planning enforcement cases (quarterly); and latest data produced by the Ministry of Housing Communities and Local Government.

RESOLVED That the Committee note the update report.

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The Meeting ended at: 19:55

CHAIRMAN