



South Staffordshire Council

PLANNING COMMITTEE – 16th May 2017

Requests to Speak:

Application no	Address	Proposal	Speaker
16/00906/COU	Wyrley Rangers Football Club	Change of use of part of the property from sports club house, ancillary bungalow, and car park to creche or day nursery or place of worship or training centre or exhibition space.	Mr Imamoglu (applicant) 3 mins Dr Bolliger (objector) 3 mins
17/00032/FUL	Prestwood Stables	Change of use from agricultural land to Stables and Equine Use. Including Stables, Hay Barn, Exercise walker and exercise running track.	Mr T Williams (agent) 3 mins

Additional information

16/00906/COU – Wyrley Rangers F.C.

- **Additional information provided by the applicant:**

Applicant has confirmed that they would be prepared to either vary the existing legal agreement, or to enter into a new legal agreement to agree usage timings for various facilities within the site.

- **Section 7.0 – Recommendation – Amended:**

Delegate APPROVAL to the Team Leader of Minor Applications to issue the decision following satisfactory variation of the existing legal agreement or completion of a new legal agreement. Should this not be completed by 16th November 2017 the application will be refused.

- **Condition 2 amended to following:**

“2. The development shall be carried out in accordance with the approved drawings: FC/4 (Location Plan with Red Edge) FC/3 (Floor Plan)”.

- **Additional consultee comments:**

South Staffordshire Police [comments received 11/05/17] key points as follows:

"Whilst the change of use should not be an issue as far as the building structure is concerned when considering crime and disorder on site there is the potential for those using shared facilities to trigger an incident when different site users have to share the same parking area – football matches and worshippers attending a service or footballers/spectators wanting to use the bar when a conference, exhibition or other private function was taking place for example.

There are incidents recorded on site relating to burglary, theft and drunkenness.

There are no details relating to the Premises Licence, if the Designated Person (DP) will retain it or it will be surrendered, surrendering the Premises Licence in the short term will prevent any internal usage conflict relating to the sale and consumption of alcohol until such time as the usage can be confirmed and D.P. appointed".

It is also recommended that the site access should be secured when the premises are closed to prevent vehicle related anti-social behaviour, and that a security system and CCTV be incorporated.

This could be added to the decision notice as an informative.

16/01054/FUL Lyne Hill Industrial Estate, Penkridge

Condition 6 to be amended to read:

6. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and completed in accordance with the approved details before the development is first brought into use.

Reason

6. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

Two additional conditions are proposed:

7. Before the commencement of development a badger survey shall be conducted and any mitigation measures, if necessary, provided to the approval of the Local Planning Authority.

Reason

7. To avoid any adverse impact upon protected species in order to comply with policy EQ1.

8. No fencing or any other form of structure shall be erected in, under, over or within 8m of the top of the river bank or along any watercourse.

Reason

8. To ensure future maintenance access.

17/00032/FUL Prestwood Stables

Amendment to condition 5:

5. No development hereby approved shall commence until the access drive, parking and turning areas have been provided in accordance with the approved plans.

Reason

5. In the interest of highway safety.

17/00133/COU Wyndford Mill Farm, Great Chatwell

Condition 7 to be amended to read:

7. The permission hereby granted does not grant or imply consent for the installation of any means of lighting on the site or the building. If any lighting is proposed to the site, building, roadways and parking areas details shall be submitted to the Local Planning Authority for approval and the development shall be carried out in accordance with the approved scheme. Additional lighting or alterations to the approved scheme shall not be carried out other than with the written approval of the Local Planning Authority.

Reason

7. To safeguard the amenity of the area in accordance with policy EQ9 of the adopted Core Strategy.

Three additional conditions are proposed:

8. All caravans shall be for holiday purposes only and shall not be used as the sole or main residence of the occupiers.

Reason

8. To protect the amenity of the area in accordance with Policy EQ11 of the adopted Core Strategy

9. The owners/operators of the holiday accommodation shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification.

Reason

9. In order to define the permission and avoid doubt.
10. By the 16th August 2017 any caravans stationed outside of the permissible areas as shown on the approved plans shall be removed.

Reason

10. To safeguard the amenity of the area in accordance with policies OC1 and EQ4 of the adopted Core Strategy.