

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Coltman VC Room, Town Hall on 28th August 2024 at 2.00pm.

Present:

Councillors A. Afsar (Chairman), L. Bullock, M. Holton, M. Huckerby, Mrs J Jones, M. Slater, C. Smedley and C. Whittaker

Officers Present:

Max Howarth (Legal Representative), Naomi Perry (Planning Manager), Barbara Toy (Principal Planning Officer) and Andrea Davies (Principal Democratic Services Officer)

Apologies for absence were received from Councillor Mrs B Ashcroft and Ms A J Legg

110/24 **DECLARATIONS OF INTEREST**

There were no declarations at the commencement of the meeting.

111/24 **PUBLIC MINUTES**

Resolved:

That the Public Minutes of the Meeting held on 25th June 2024 be approved and signed as a correct record.

Voting concerning the above decision was as follows.

Those voting for the motion	Those voting against	Those abstaining
Councillor A. Afsar Councillor L. Bullock Councillor M Holton Councillor M. Huckerby Councillor J. Jones Councillor M. Slater Councillor C. Whittaker		Councillor C Smedley

112/24 **URGENT BUSINESS**

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

113/24 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2024/00362 Change of use from single dwelling house (Class C3) to a 3 bed House in Multiple Occupation (Class C4) for up to 4 residents including internal alterations 3 Meadow Road, Burton upon Trent, Staffordshire, DE14 1TD**

The site visit was attended by Councillors A. Afsar, L. Bullock, M. Holton, M. Huckerby, J. Jones, M. Slater, C. Smedley and C. Whittaker.

An officer presentation of the application was made to members of the Committee.

Michael Thompson, member of the public, spoke on the application.

Discussions took place.

Resolved:

A motion was put forward by Councillor C V Whittaker, which had been duly seconded by Councillor J Jones to **APPROVE** application P/2024/00362 subject to the following conditions:

1: Time Limit

3Yr Standard The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission: Drawing No.s: 2024-796-01, 1:100 Existing Elevations, Floor Plans and Roof Plan dated as received on 4th April 2024 2024-796-03B, 1:1250 Location Plan, 1:200 Proposed Site Plan, 1:100 Proposed Elevations and Cross Section and 1:50 Proposed Floor Plans dated as received on 4th June 2024 24149-24-01, 1:300 Topographical Survey dated as received on 4th April 2024 Flood Risk Assessment ref RAM:3301FRD Version:1.0 dated as received on 4th April 2024 Delegated Report Template 17th March 2010 HMO Management Plan dated as received on 23rd May 2024 Dealing with Problematic Tenants document dated as received on 23rd May 2024 Document detailing how the accommodation will be advertised dated as received on 23rd May 2024.

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP2, SP16, SP24, SP25, SP27, SP35, DP1, DP5 and DP7, the East Staffordshire Design Guide, the housing

Choice Supplementary Planning Document, Parking Standards Supplementary Planning Document, the Separation Distances and Amenity Supplementary Planning Document and the National Planning Policy Framework.

3: Provision of Cycle Storage Facilities

Prior to the first occupation of any of the residential units hereby granted permission the secure cycle storage facilities within the outbuilding to the rear of the application building, shall be provided and thereafter retained for the life of the development.

Reason: In order to promote sustainable forms of transport in accordance with East Staffordshire Local Plan Policy SP35 and the National Planning Policy Framework.

4: Use restricted to that applied for

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or any order revoking and re-enacting that Order, this permission shall relate to the use of the premises as a Class C4 House in Multiple Occupation for up to 4 residents with a maximum of 3 bedrooms as described in the application and for no other purpose.

Reason: To ensure any future use of the premises does not adversely affect highway safety or the amenities of occupiers of adjoining properties and the locality in general in accordance with the National Planning Policy Framework and East Staffordshire Local Plan Policies SP1, SP24, SP35, DP1 and DP7.

5: Obscure Glazing

The first floor window in the north elevation shall be permanently glazed in a minimum of level 4 Pilkington obscure glass (or its equivalent) and shall have fixed (i.e. non-openable) lights/units at all times, unless the opening parts are 1.7 metres above the floor level of the room in which they are installed.

Reason: To safeguard the privacy of occupiers of the adjoining property in accordance with East Staffordshire Local Plan Policy DP3 and the National Planning Policy Framework.

Informatives:

1: Flood Resilience Measures

The applicant is advised to consider installing the flood resilience measures contained within the Flood Risk Assessment approved under Condition 2 above.

2: Engagement (Proactive)

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with

relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant 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 A Afsar Councillor L Bullock Councillor Mrs J Jones Councillor C Smedley Councillor C Whittaker	Councillor M Holton Councillor M Huckerby Councillor M Slater	

114/24 **APPEALS RECEIVED AND DETERMINED**

The Report of the Head of Regeneration and Development on appeals received, withdrawn and determined was received and noted.

NOTED.

115/24 **DELEGATED PLANNING PERMISSIONS**

The Report of the Head of Regeneration and Development on applications determined under delegated authority between 13th May 2024 and 7th June 2024 was received and noted.

NOTED.

116/24 **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 as it would 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

Voting concerning the above decision was as follows.

Those voting for the motion	Those voting against	Those abstaining

Councillor A. Afsar		
Councillor L. Bullock		
Councillor M. Holton		
Councillor M. Huckerby		
Councillor J. Jones		
Councillor M. Slater		
Councillor C. Smedley		
Councillor C. Whittaker		