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**AGENDA**  
**for a MEETING of the**  
**PLANNING COMMITTEE**  
**Wednesday 29<sup>th</sup> May 2024 at 2.00pm in the Coltman VC Room at the Town**  
**Hall, Burton upon Trent**

**The mini-bus for the site visit will leave the Town Hall, Burton upon Trent at**  
**10.30am prompt.**

**Membership**

Councillors: A. Afsar (Chairman)  
Mrs B. Ashcroft  
L. Bullock  
M. Holton  
M. Huckerby  
S. Hussain  
Mrs J. Jones  
Ms A. Legg  
M. Slater  
C. Smedley  
C. V. Whittaker

**PUBLIC ACCESS TO INFORMATION**

Members of the Public may attend this Meeting and are also entitled to see the background papers to any report which is not likely to be considered in private. Copies of the public Agenda, background papers, and reports will also be supplied on payment of a copying charge.

Please contact Democratic Services ((01283) 508306/608)

E-mail: [democratic.services@eaststaffsbc.gov.uk](mailto:democratic.services@eaststaffsbc.gov.uk)

This Agenda is also available to download from the Council's website,  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

Other Councillors who are not formal members of this Committee may attend meetings of this Committee, except where Exempt Information is likely to be disclosed. If Exempt Information is likely to be disclosed, other Councillors can only attend such meetings if they can demonstrate that their attendance is necessary to perform their duties as a Councillor. If other Councillors do attend, they may ask the Chairman for consent to speak (giving reasons). The Chairman may seek the views of the Committee before making a decision. If the Chairman gives such consent, the Councillor may take part in the debate when invited to do so by the Chairman (but may not vote).

**MEETING OF THE PLANNING COMMITTEE  
OPEN TO THE PUBLIC**  
To be held on **Wednesday 29<sup>th</sup> May 2024 at 2.00pm** in the  
**Coltman VC Room, Town Hall, Burton upon Trent**

**AGENDA**

	<b>Item</b>	<b>Presenter</b>	<b>Reference</b>
1.	Apologies for Absence	Solicitor	Oral
2.	Declarations of Interest (if any)	All	Oral
3.	Public Minutes of the Meeting held on 23 <sup>rd</sup> April 2024	Chairman	Oral
4.	Urgent Business - To consider any urgent business brought forward to the Committee under Rule 12	Chairman	Oral
5.	Appointment of Vice Chairman	Chairman	Oral
6.	Applications for Planning Permission - To consider the attached reports		
<b>Item No</b>	<b>Reference No.</b>	<b>Description and Location</b>	
6.1	P/2024/00083	Change of use from a single residential dwelling (Use Class C3(a)) to use as a children's home (Use Class C2) for up to five children with associated bin and cycle stores <b>Branscombe, 17 Bridge Street, Stretton, Staffordshire, DE13 0EL</b>	

6.2	P/2023/00318	Alterations, new build works and extension to existing agricultural building to provide for increased eaves and ridge heights and floor area, re-cladding and installation of solar panels to accommodate a proposed change of use for the construction of holiday lodges – being a commercial/light industrial use (Class E(f)(iii)) - along with associated parking provision and access alterations <b>Wallash Farm, Wallash, Mayfield, Staffordshire</b>
6.3	P/2024/00114	Reserved Matters application relating to P/2012/01467 for the erection of a single detached industrial/ warehouse unit, with ancillary offices, covering Use Classes E1, B2 and B8, providing 9,393 sq m (GIA) (9,669.5 sq m GEA) of floorspace, with associated vehicle parking, cycle storage, yard space, circulation, lighting, landscaping, access road, access point off the access road, and other ancillary development. <b>Quintus - Phase 3, Branston Lock, Tatenhill Lane, Branston, Staffordshire, DE14 3PD</b>
7.	Appeals Received, Withdrawn and Determined - To consider the attached report	
8.	Delegated Planning Permissions - To consider the attached report	

## **NOTE**

The Press and Public are likely to be excluded from this Meeting during the following item of business and as it is likely that there will be discussion of exempt information as described in Schedule 12A of the Local Government Act, 1972 (set out in full with this Agenda on the Council's website [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk) ), the appropriate paragraph(s) of which are noted in brackets before the Agenda Item.

**(3) 9. PRIVATE MINUTES**

**(3) 10. ENFORCEMENT SCHEDULE**

The Chairman will therefore move:

That in accordance with Section 100(A)(4) of the Local Government Act, 1972 the Press and public be excluded from the remainder of the Meeting as 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 paragraphs of Part I of Schedule 12A of the Act indicated in brackets before each item number on the Agenda.

**SCHEDULE 12A LGA 1972**  
**PART 1 DESCRIPTIONS OF EXEMPT INFORMATION: ENGLAND**

The exempt information set out at Schedule 12A to the Local Government Act 1972 Act is as follows:

1. Information relating to any individual;
2. Information which is likely to reveal the identity of an individual;
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information);
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority;
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings;
6. Information which reveals that the authority proposes—
  - a. to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
  - b. to make an order or direction under any enactment;
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

**THE QUALIFICATIONS TO THE LIST OF EXEMPT INFORMATION ARE AS FOLLOWS:**

8. Information falling within number 3 above is not exempt information by virtue of that paragraph if it is required to be registered under:  
the Companies Acts as defined in section 2 of the Companies Act 2006;  
the Friendly Societies Act 1974;  
the Friendly Societies Act 1992;  
the Co-operative and Community Benefit Societies and Credit Unions Acts 1965 to 1978;  
the Building Societies Act 1986; or  
[(f) the Charities Act 2011.
9. Information is not exempt information if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.
10. Information which—  
falls within any of numbers 1 to 7 above; and is not prevented from being exempt by virtue of number A or B above, is exempt information if, and so long as, in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.