

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Council Chamber Community Hub, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX on Tuesday, 24 January 2023 at 18:30

**Present:-**

Councillor Penny Allen, Councillor Len Bates, Councillor Barry Bond, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Philip Davis, Councillor Mark Evans, Councillor Rita Heseltine, Councillor Diane Holmes, Councillor Michael Lawrence, Councillor Kath Perry, Councillor Ian Sadler, Councillor Christopher Steel, Councillor Wendy Sutton, Councillor Victoria Wilson

**34 MINUTES**

RESOLVED: That the minutes of the Planning Committee held 13 December 2022 be approved and signed by the Chairman.

**35 APOLOGIES**

Apologies for non-attendance were received from Councillors M Boyle and R Reade.

**36 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**37 DETERMINATION OF PLANNING APPLICATION**

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

22/00727/FUL – SAUNDERS BROTHERS SALVAGE, PRESTWOOD DRIVE, STOURTON, DY7 5QT – APPLICANT – MR ROBERT SAUNDERS – PARISH - KINVER

John Jowitt (Agent, PJ Planning) spoke in support of the application.

Councillor Hingley (Ward Member) spoke in support of the application.

Councillor Sisley (Ward Member) had indicated his support for this application.

Councillor Allen agreed that the current use of the site (storage containers) was less visually intrusive than the previous salvage yard.

Councillor Cope understood the reason for diversification, but agreed the application impacted on spatial openness of the site and represented a disregard for planning regulations.

The Chairman accepted that considered on its own merits, the proposed use contravened planning regulations and that very special circumstances which would be required for approval had not been demonstrated by the

applicant.

Councillor Wilson sympathised with the applicant but agreed the application represented inappropriate use of the green belt.

**RESOLVED** that the application be REFUSED.

22/00781/FUL - FEATHERSTONE HALL FARM, NEW ROAD, FEATHERSTONE, WV10 7NW – APPLICANT – MR HODGKISS – PARISH – FEATHERSTONE AND BRINSFORD

Councillor B Cope supported the application.

**RESOLVED** that the application be APPROVED unanimously, subject to Section 106 Agreement for Cannock Chase SAC mitigation payments of £290.58 per dwelling.

22/00925/FUL – 36 SNEYD LANE, ESSINGTON, WV11 2DU - APPLICANT – MR SARHAJPAL - PARISH – ESSINGTON

Nicholas Clarke spoke against the application.

Councillor Steele regretted that his request for a site visit had been declined.

It was explained that loss of light is a material planning consideration but only in a room deemed habitable according to planning core strategy. The impacted room was a landing and as such not a habitable room and it did not warrant a site visit.

**RESOLVED** that the application be APPROVED subject to the conditions set out in the Planning Officers report.

22/01009/FUL – PENDEFORD HALL LANE, COVEN, WV9 5BD – APPLICANT - MR ROBIN WINWOOD – PARISH – BREWOOD AND COVEN

Councillors Holmes and Sutton, local members, supported the application.

**RESOLVED** that the application be APPROVED unanimously, subject to Section 106 Agreement for SAC Cannock Chase Mitigation measures and to an amendment to condition 3 as follows:

3. The development hereby permitted shall not be brought into use until the access drive parking and turning areas have been provided in accordance with the approved plan.

22/01056/COU – 2 PENDFORD MILL LANE, BILBROOK, WV8 1JB – APPLICANT – SEP PROPERTIES LTD – PARISH – BILBROOK

Stacey Pester (Pegasus Group Agent) spoke in support of the application.

A statement from Mr Andrew Onions and Ms Androulla Gavriel was read out objecting to the application.

Councillor Sadler, ward member, had concerns about traffic on an awkward junction and had received a number of concerns from local residents.

Councillor Allen shared the concerns of Bilbrook Parish Council regarding there being insufficient parking for staff and customers. The Development Management Team Manager explained that although the application was short on the standard requirement for parking, its central location allowed for the reduction.

Councillor Sadler proposed a motion to refuse the application.

Councillor Allen seconded the motion.

The motion was defeated.

**RESOLVED** That the application be APPROVED subject to the conditions set out in the Planning Officers report.

Councillors Allen, Sadler and Steele voted against the application.

**38**      **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.

The Meeting ended at: 20:35

**CHAIRMAN**