

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 20th June 2023

Planning Performance report

REPORT OF THE DEVELOPMENT MANAGEMENT TEAM MANAGER

PART A – SUMMARY REPORT

1. SUMMARY OF PROPOSALS

1.1 This report has been updated to be reflective of the current and most relevant issues.

1.2 A monthly report to ensure that the Committee is kept informed on key matters including:

1.3 Monthly Updates on:

- Procedural updates/changes
- Proposed member training
- Monthly application update
- Update on matters relating to Department for Levelling Up, Housing and Communities (DLUHC)
- Any recent Planning Appeal Decisions

1.4 Quarterly Updates on:

- The latest data produced by the Department for Levelling Up, Housing and Communities (DLUHC)

2. RECOMMENDATION

2.1 That Committee notes the content of the update report.

3. SUMMARY IMPACT ASSESSMENT

POLICY/COMMUNITY IMPACT	Do these proposals contribute to specific Council Plan objectives?	
	Yes	
	Has an Equality Impact Assessment (EqIA) been completed?	
	No	
SCRUTINY POWERS APPLICABLE	Report to Planning Committee	
KEY DECISION	No	

TARGET COMPLETION/ DELIVERY DATE	20 TH June 2023	
FINANCIAL IMPACT	No	There are no direct financial implications arising from this report.
LEGAL ISSUES	No	Any legal issues are covered in the report.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	No other significant impacts, risks or opportunities have been identified.
IMPACT ON SPECIFIC WARDS	No	District-wide application.

PART B ADDITIONAL INFORMATION

Monthly Updates

4. Procedure updates/changes

4.1 None to report

5. Training Update

5.1 A schedule for training has been set related to planning matters, in summary:

- 12th June – Introduction to Planning
- 14th June – Mandatory Training
- 29th June – Local Plan (part 1)
- 6th July – Local Plan (part 2)

5.2 Mandatory “Planning Committee” training is scheduled for 14th June 2023. This will be for new and existing planning committee members. Any members can attend and will need to have covered this training if they intend to act as a substitute member.

5.3 Planning Advisory Service will be offering members training on Planning Committee process and procedures. This has been scheduled for a full day on the 6th July 2023.

6. Monthly Planning Statistics

May 2023	
Applications received	128
Application determined	106
Pre-application enquiries received	9
Pre-application enquiries determined	21

7. Update on matters relating to Department for Levelling Up, Housing and Communities (DLUHC)

7.1 “Increasing planning fees and performance: technical consultation”. This report was presented to CLT and cabinet weekly briefing and a formal reply submitted.

8. Appeals

8.1 This section provides a summary of appeals decision received since the last report. Appeal decision letters are contained within the relevant appendix.

8.2 **Planning reference:** 22/00858/FUL

Site Address: 44 Suckling Green Lane, Codsall, Wolverhampton WV8 2BT

Date of Inspectors Decision: 17th April 2023

Decision: Dismissed (Appendix 1)

This appeal related to a retrospective boundary wall which was refused by officers due to the impact on pedestrian safety and character and appearance of the area.

The main issue was:

- Given the inspector considered the pedestrian safety issue could be addressed by way of planning condition, if relevant, in deciding whether planning permission ought to be granted for the masonry boundary wall, he therefore considered the main issue to be its impact upon the character and appearance of the street scene and the wider area.

The appeal was dismissed as the inspector considered “like the Council, that the walling and piers are wholly inappropriate in terms of the context and local character of the site’s surroundings”. He concluded “the masonry boundary wall is harmful to the character and appearance of the street scene and the wider area”.

Since this decision the applicant has lowered the wall to within the parameters of “permitted development” for a boundary wall in this location.

8.3 **Planning Reference:** 22/01034/ADV

Site Address: Land adjacent Road King Truck Stop, Watling Street, Cannock WS11 1SB

Date of Inspectors Decision: 12 April 2023

Decision: Dismissed (Appendix 2)

This was a planning appeal against the refusal of consent to display an advert consisting of a double-sided, freestanding 48-sheet digital unit and the relocation of existing totem sign.

The main issue was:

- The effect of the proposal on the visual amenity of the area.

The application was refused by officers due to the impact of the hoarding display being harmful to the street scene. The inspector agreed with the officer’s conclusions, noting that “the proposal would not be sympathetic to the overriding rural character of the surrounding area.”

- 8.4 **Planning Reference:** 22/00242/FUL
Site Address: The Deanery Farm, Whiston Road, Whiston, Staffordshire ST19 5QQ
Date of Inspectors Decision: 30 March 2023
Decision: Dismissed (Appendix 3)

This appeal related to the proposed change of use and extension of existing agricultural storage building to form an annex.

The main issues were:

- Whether the proposal would be inappropriate development in the Green Belt having regard to any relevant development plan policies and the National Planning Policy Framework (the NPPF).
- The effect of the proposed development on the Cannock Chase Special Area of Conservation (SAC).

The inspector noted that the change of use would not impact on the openness of the Green Belt and that the proposed extension would be a proportionate addition. However, the applicant had failed to enter into a Unilateral Undertaking that would ensure the necessary financial contribution towards the Cannock Chase SAC and therefore the necessary mitigation for any future adverse impact.

- 8.5 **Planning Reference:** 22/00317/FUL
Site Address: Hollyhurst, Holly Lane, Cheslyn Hay, Staffordshire WS6 7AR
Date of Inspectors Decision: 13 April 2023
Decision: Dismissed (Appendix 4)

This appeal related to the erection of a pair of semi-detached two storey dwellings.

The main issue was:

- The main issues are the effect of the development on the character and appearance of the locality.

This application was refused by officer based on impact on the character on the area and owing to the backland nature of the proposed scheme. The inspector agreed with the officer view noting “the development would cause significant harm to the character and appearance of the locality”.

- 8.6 **Planning Reference:** 22/01064/FUL
Site Address: 6 Meadow Way, Codsall, Staffordshire WV8 2AS
Date of Inspectors Decision: 13th April 2023
Decision: Split Decision (Appendix 5)

The development proposed is a 2-storey front extension comprising new bedroom, garage extension and open porch and exchange of gabled roof over existing rear bedroom projection.

The appeal is dismissed insofar as it relates to the 2-storey front extension comprising new bedroom, garage extension and open porch. The appeal is allowed and planning permission is granted insofar as it relates to exchange of gabled roof over existing rear bedroom projection

The main issue was:

- The main issue is the effect of the development proposed on the character and appearance of the host property and the area

Officers refuse planning permission for the two storey rear extension as it was deemed an incongruous addition to the streetscene which would detract from the visual amenity of the area. Officers did not raise concerns with the proposed gable roof. The inspector agreed with officer judgement and allowed the part of the development associated with the exchange of roof but went on to dismiss the appeal related to the front extension. The inspector noted “the proposed two-storey front extension now seeks to introduce a prominent front gable at first floor level with matching eaves and lowered ridge height than the existing roof. The resultant scale, design and proportions of the extension would subsume a significant proportion of the existing front elevation of No.6 and consequently, would be viewed as an unduly dominant and incongruous addition that would detract from the character and appearance of the property”.

It is worthy of note that the Local Planning Authority (LPA) do not have the ability to issue “split decisions” in the manner the Planning Inspectorate can. As such, when a planning application is assessed by the LPA if any part of the proposed development is deemed unacceptable the application as a whole must be refused.

8.7 Planning Reference: 21/01325/FUL

Site Address: Land at Shanrye Stables, Micklewood Lane, Penkridge ST19 5SB

Date of Inspectors Decision: 12 April 2023

Decision: Dismissed (Appendix 6)

The development proposed is a horse rehabilitation centre and provision of park home for three year temporary period.

The main issues were:

- Whether the proposal would be inappropriate development in the Green Belt, including its effect on openness
- The effect on the character and appearance of the surrounding area
- If the proposal is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

Officers refused the application, which proposed both a park home and a building for horse rehabilitation as it would be considered inappropriate development within the Green Belt and there being no very special circumstances progressed in support of the development. The inspector agreed with this interpretation noting “Whilst it could be argued that the rehabilitation of horses is related to outdoor sport and recreation as the horses themselves are kept for recreational purposes, in my view the proposed development would be more closely related to a medical activity”. Officers were also concerned about the impact of the proposed structures on the character on the landscape, a view not supported by the inspector.

- 8.8 **Planning Reference:** 22/00415/FUL
Site Address: 2 Brindley Brae, Kinver, Staffordshire DY7 6LR
Date of Inspectors Decision: 6 April 2023
Decision: Dismissed (Appendix 7)

The development proposed is the construction of a three bedroom bungalow, parking and associated works.

The main issue was:

- The main issue is the effect of the proposal upon the character and appearance of the area.

Officers refused the proposed bungalow due to its potential negative impact on the character and appearance of the area. The inspector agreed with this assessment stating that the proposed bungalow would appear incongruous to the prevailing character of the surrounding plots, its siting being discordant with the wider character and it not conforming with the spacious plots within the area.

- 8.9 **Planning Reference:** 22/00730/FUL
Site Address: Land at the rear of 1 Broadacres Close, Stourton, Staffordshire
Date of Inspectors Decision: 4th May 2023
Decision: Allowed (Appendix 8)

The development proposed is the erection of a wooden shed.

The main issue was:

- The appeal site lies just within the boundary of the Green Belt, which excludes the house and garden, but includes the remainder of the land. The sole issue is whether the retention of the shed would accord with the terms of local and national Green Belt policies.

Officers refused permission for the shed as it was considered to relate to the domestic dwelling. The inspector took the view that the use of the shed was indeed likely to be used for storage of tools related cultivating of the meadow in which the shed is located. As such he considered it to be appropriate development in the Green Belt.

8.10 Planning Reference: 22/00357/FUL

Site Address: Landywood Farm, Landywood Farm Lane, Cheslyn Hay WS6 7AS

Date of Inspectors Decision: 19 April 2023

Decision: Dismissed (Appendix 9)

The development is 'Retention of agricultural barn (retrospective)'

The main issues were:

- whether the proposal is inappropriate development in the Green Belt having regard to the revised National Planning Policy Framework (the Framework) and any relevant development plan policies
- the effect on the openness of the Green Belt
- whether or not the proposal affects the setting of Landywood Farmhouse, a Grade II Listed Building
- the effect on European Protected Species
- if found to be inappropriate, whether any harm by reason of inappropriateness, and any other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

Officers refused the above retrospective application due to it being considered inappropriate development in the Green Belt, its impact on the character and function of the Green Belt, the impact on a neighbouring listed building and potential impact on protected species.

The inspector agreed with officers that the development was inappropriate development in the Green Belt as no substantive evidence was provided to demonstrate the building was in agricultural use within the necessary definition in the NPPF. Further, the inspector supported the view of officers that the development does not preserve or enhance the setting of the nearby listed building. With regards to the protected species the inspector noted no evidence of harm and that this should be followed up by the relevant enforcing body.

8.11 Planning Reference: 20/00565/TTREE,

Site Address: Montague House, Lawnswood, Stourbridge, Staffs DY7 5QP

Date of Inspectors Decision: 5 May 2023

Decision: Dismissed: removal, allowed: crown thinning/reduction (Appendix 10)

The work proposed were for either the felling, or the crown thinning and reduction, of a sycamore tree.

The Councils Senior Arboricultural Officer refuse consent for the removal of the tree but did not raise concerns with the proposed works to the crown. As such this decision aligns with the views of the Council.

8.12 Planning Enforcement Appeal

Site Address: Land on east side of Teddesley Road, Penkridge ST19 5RH

Date of Inspectors Decision: 9 May 2023

Decision: Dismissed (Appendix 11)

This is an extensive and detailed planning and enforcement appeal which it not appropriate to summarise given the complexities an the apportioning of weight in the planning balance. Members are encouraged to read the decision in full and contact the author of this report for further discussions should they require to.

9. Quarterly Updates

9.1 Planning Statistics from DLUHC

Description	Target	Q1 April-June	Q2 July- September	Q3 October- December	Q4 January- March	Cumulative
22-23 Major	60%	75%	100%	100%	89%	91%
21-22 Major		100%	100%	100%	85%	93%
20-21 Major		100%	75%	100%	90%	93%
22-23 Minor	70%	89%	90%	86%	100%	91%
21-22 Minor		82%	84%	81%	89%	84%
20-21 Minor		80%	93%	70%	72%	78%
22-23 Other	70%	93%	96%	96%	96%	95%
21-22 Other		88%	87%	83%	87%	86%
20-21 Other		85%	95%	87%	82%	87%

Stats for the rolling 24 month to March 2023

Total (overall) -	90%
Major -	92%
Minor -	87%
Other -	90%

This category includes Adverts/Change of Use/Householder/Listed Buildings.

Position in National Performance Tables (24 months to December 2022)

Majors	124 th from 329 authorities
Non-Major	157 th from 329 authorities

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