

SOUTH STAFFORDSHIRE COUNCIL

PLANNING COMMITTEE – 21st November 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	6 th November 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 Nothing to report.

5. Training Update

5.1 The schedule of both mandatory and optional training has now been completed. It is the intention to undertake training for members on bespoke topics going forward before alternate planning committees (5-6pm) in the Council chamber.

5.2 The following training sessions have now been scheduled:

- January 19th 2023 Conservation and Heritage – Delivered by Ed Higgins (Senior Conservation Officer)
- March 19th 2024 Trees and Arboriculture – Delivered by Gavin Pearce

5.3 Training with regards to the 5 year housing land supply is being delivered on the 27th November via Microsoft Teams, all members are encouraged to attend.

5.4 Any area of planning and/or topics members would like guidance on then do let the author of this report know.

6. Monthly Planning Statistics

October 2023	
Applications received	108
Application determined	84
Pre-application enquiries received	11
Pre-application enquiries determined	10

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

7.1 No update from DLHUC at the date of writing this report on the NPPF changes or application for Skills Gap funding.

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:** 22/01187/FUL

Site Address: 15 Hilton Lane, Shareshill, Hilton, Staffordshire WV10 7HU

Date of Inspectors Decision: 23rd October 2023

Decision: Dismissed (Appendix 1)

The development relates to the retention of existing dwelling and outbuilding.

The main issue were:

- Whether the development is inappropriate in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;
- Whether the appeal site is a suitable location for the development is suitable for the development proposed, having regard to accessibility to job opportunities, facilities and services;
- The effect of the development on the character and appearance of the area; and
- Whether the 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 development.

The inspector dismissed the appeal noting that given the sites characteristics the retention of the dwelling would not constitute “limited infilling” and as such is not a form of development that constitutes an exception under paragraph 149(e) of the framework. The retention of the development is therefore inappropriate development in the Green Belt. Further to this, this inspector drew reference to Core Policy 1 (CP1) with regards to Hilton not being considered a village and not being located within a sustainable location. The inspector noted “consequently, the private motor vehicle would most likely be the predominant means of transport for residents of the retained dwelling to access employment, facilities and services. For this reason, I do not consider that the proposal represents accessible development in a rural area”. Finally, it was determined that due to the increase in the scale and bulk of the buildings on site, due to the retention of the building which should have been demolished, the development harms the openness of the Green Belt in both spatial and visual terms.

8.3 **Planning Reference:** 22/00275/FUL

Site Address: The Croft, School Road, Trysull, Staffordshire WV5 7HR

Date of Inspectors Decision: 25 October 2023

Decision: Dismissed (Appendix 2)

The development relates to the erection of detached dwelling

The main issue were:

- Whether the proposed development is inappropriate in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies;
- The effect of the proposed development on the openness of the Green Belt;
- The effect of the proposed development on the character and appearance of the Trysull and Seisdon Conservation Area and the setting of The Croft, a locally listed building; and
- Whether the 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 development.

The inspector dismissed the appeal noting that given the sites location to the rear of properties within School Road it would not constitute “limited infilling” and as such is not a form of development that constitutes an exception under paragraph 149(e) of the framework. The proposed dwelling was also deemed unacceptable due to the impact on openness as well as the impact on the Trysull and Seisdon Conservation Area.

8.4 Planning Reference: 19/00048/FUL condition 5

Site Address: Springhill House, Springhill Lane, Lower Penn, Staffordshire WV4 4TJ

Date of Inspectors Decision: 26.10.2023

Decision: Dismissed (Appendix 3)

The application looked to vary condition 5 to allow for increased the maximum capacity of the nursery from 105 to 150.

The main issue were:

- The effect of the proposed increase in the number of children on the living conditions of the neighbouring residents, with particular regard to noise and disturbance;
- whether the proposal would incorporate appropriate foul drainage provision to meet the needs of the proposed development; and
- highway safety, having regard to parking provision and access.

The inspector raised concerns with potential noise issues from the capacity. The inspector noted “in the absence of a noise assessment, I cannot be satisfied that the degree of separation (from residential properties) is adequate to mitigate any harm that might arise as a consequence of noise generated by the proposed increase in capacity at the nursery”. The inspector did not find any potential highways impacts as a result of the increase in capacity. Finally the inspector raised concerns with the foul drainage. However, for clarity, this matter has been satisfactorily addressed though the submission of a separate application (19/00048/COND2).

8.5 Planning Reference: 22/00948/COU

Site Address: 64 Croydon Drive, Penkridge, Staffordshire ST19 5DW

Date of Inspectors Decision: 09 October 2023

Decision: Dismissed (Appendix 4)

The development proposed is to change the use of council owned land from open land to domestic garden on purchase of the land. To grow a hedge for the boundary of the land, with a sheep net fence with 2 strands of wire hidden within the hedge for security to such as keeping dogs off the garden.

The main issue was:

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

The inspector deemed the proposed change of use of this area of public open space to be inappropriate due to the impact on the character and appearance of the area. The area forms part of a green corridor which was considered functional and well used. The loss of this space as it is currently laid out and its use as garden area is considered to be detrimental to the visual amenity of the wider area.

8.6 Planning Reference: 23/00121/FUL

Site Address: 11 Kelso Gardens, Perton, Staffordshire WV6 7XS

Date of Inspectors Decision: 20 October 2023

Decision: Dismissed (Appendix 5)

The development proposed is Erection of a Fully Accessible Bungalow in the Grounds of 11 Kelso Gardens with Associated Parking and Landscaping

The main issue was:

The main issues were:

- the effect of the proposed development on the character and appearance of the area; and
- whether the proposed development would provide adequate living conditions for the occupants of the host property and future occupants of the new dwelling, in respect of privacy and outlook.

The inspector in this case determined that due to the location of the proposed bungalow, to the rear of the existing garden area, would be out of character where "the general conformity of the dwellings give a harmonious pattern of development". Further, the inspector noted issues with privacy between the future occupiers and current occupiers of number 11 Kelso Gardens.

8.7 Planning Reference: 23/00121/FUL

Site Address: 5 Sandy Lane, Brewood, Staffordshire ST19 9ET

Date of Inspectors Decision: 10 October 2023

Decision: Dismissed (Appendix 6)

The development proposed is first floor front/side extension above existing ground floor bedroom along with rendering and cladding of the exterior and excavation of earth at front of property to create extra vehicular parking with new retaining wall, external staircase and associated landscaping.

The main issues was:

- Whether the proposal would preserve or enhance the character or appearance of the Brewood Conservation Area.

This application was refused by members following a recommendation to approve by officers (Planning Committee 28th March 2023). The inspector raised concerns with the extensive excavation of earth to the front and the loss of the sandstone wall. This resultant development was noted by the inspector as jarring and worsened by the hardstanding. The proposed materials and planting were not considered to mitigate this harm.

9. Quarterly Updates

9.1 Planning Statistics from DLUHC

Description	Target	Q1	Q2	Q3	Q4	Cumulative
23 Major	60%	100%	100%			100%
22 Major		75%	100%	100%	89%	91%
21 Major		100%	100%	100%	85%	93%
23 Minor	70%	92%	89%			91%
22 Minor		89%	90%	86%	100%	91%
21 Minor		82%	84%	81%	89%	84%
23 Other	70%	93%	93%			93%
22 Other		93%	96%	96%	96%	95%
21 Other		88%	87%	83%	87%	86%

Stats for the rolling 24 month to June 2023

Total (overall) -	91%
Major -	91%
Minor -	89%
Other -	92%

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

Position in National Performance Tables (24 months to June 2023)

Majors	134 th from 329 authorities
Non-Major	105 th from 329 authorities

Report prepared by:

Helen Benbow

Development Management Team Manager