

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual Planning Committee [Venue Address] on Tuesday, 16 March 2021 at 18:30

**Present:-**

Councillor Penny Allen, Councillor Len Bates, Councillor Chris Benton, Councillor Barry Bond, Councillor Mike Boyle, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Matt Ewart, Councillor Isabel Ford, Councillor Rita Heseltine, Councillor Lin Hingley, Councillor Diane Holmes, Councillor Janet Johnson, Councillor Michael Lawrence, Councillor Roger Lees, Councillor Dave Lockley, Councillor Terry Mason, Councillor Robert Reade, Councillor Robert Spencer, Councillor Christopher Steel

**106 OFFICERS PRESENT**

Annette Roberts, Manjit Dhillon, Kelly Harris

**107 MINUTES**

**RESOLVED:** that the minutes of the Planning Committee held on 26 January 2021 be approved and signed by the Chairman

**108 APOLOGIES**

There were no apologies

**109 DECLARATIONS OF INTEREST**

Councillor R Reade declared a non pecuniary interest in application 20/00765/FUL and took no part in consideration of it.

With regard to application 2/01078/FUL, the Planning Solicitor stated that in this instance South Staffordshire Council was the landowner and the Planning Committee had been granted dispensation by the Monitoring Officer to determine the application under Section 33 of the Localism Act 2011.

**110 DETERMINATION OF PLANNING APPLICATIONS**

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

**20/00461/FUL – HIGHGATE FARM, CRAB LANE, BOBBINGTON, STOURBRIDGE DY7 5BS - APPLICANT – D ROBERTS & SON – PARISH – ENVILLE**

A statement in support of the application was read out by the Corporate Director, Planning and Infrastructure, on behalf of and supplied by Liz Abbiss (the applicant).

Councillor Hingley was in support of the application but asked that the request from the Ramblers Association to not obstruct the nearby bridlepath be included in any conditions of approval.

Councillor Reade supported the application as representing necessary farm diversification.

**RESOLVED:** that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report and the inclusion of an informative relating to the nearby bridlepath.

**20/00748/FUL – LAND WEST OF IVETSY ROAD, WHEATON ASTON  
– APPLICANT – SHROPSHIRE HOMES LRD – PARISH – LAPLEY,  
STRETTON AND WHEATON ASTON**

Andy Shelton (Shropshire Homes) (the applicant) spoke in support of the application.

Councillor Cox as local member was in support of the application.

**RESOLVED:** that

(a) **APPROVAL** be delegated to the Team Manager to issue the decision on completion of a satisfactory 106 Agreement and subject to conditions contained in the Planning Officer's report including the following amended condition 22:

No above ground development shall begin until details (including name and contact details) of the party or parties responsible for ongoing maintenance of the surface water drainage system have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority,

(b) If by 15 June 2021, the Section 106 Agreement has not been fully executed by all the parties, the Chairman be delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

**20/00765/FUL – HOLLY BUSH INN, EBSTREE ROAD, TRYSELL,  
WOLVERHAMPTON, WV5 7JE - APPLICANT – MR IAN GUY - PARISH  
– TRYSELL AND SEISDON**

Councillor R Lees referred to the height of the proposed outside storage and advised that this should not be higher than the existing building and that this should be included as an additional condition.

The Lead Planning Manager agreed that to limit the height of the storage area would be a sensible addition to the conditions for approval.

**RESOLVED:** that

(a) the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report and to the following additional conditions, and

(b) authority be delegated to the Team Manager to include a further additional condition limiting the height of the outside storage.

No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:

Surface water drainage system(s) designed in accordance with the

24 March 2021

Non-technical standards for sustainable drainage systems (DEFRA, March 2015).

SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.

Limiting the discharge rate generated by all rainfall events up to 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook. Provision of surface water runoff attenuation storage to achieve the limited discharge.

Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations, to include as a minimum the 1:1 year, 1:30 year and the 1:100-year plus climate change return periods.

Evidence of infiltration testing in accordance with BRE digest 365 should be provided.

Plans illustrating flooded areas and flow parths in the event of exceedance of the drainage system. Finished floor levels to be set higher than ground levels to mitigate the risk from exceedance flows.

Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. To include the name and contact details of the body(-ies) responsible

The development shall thereafter proceed in accordance with the approved details.

#### Condition

Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

#### Condition

The outside storage hereby approved shall not exceed 3m in height when measured from the original ground level of the site unless otherwise agreed in writing to the Local Planning Authority.

**20/00940/FUL – ABBEY FARMS, CANNOCK ROAD, PENKRIDGE -**

**APPLICANT – MR RICHARD CORBETT - PARISH – PENKRIDGE**

Local members, Councillor L Bates and Councillor I Ford supported the application.

**RESOLVED:** that **APPROVAL** subject to the conditions contained in the Planning Officers report be delegated to the Team Manager to issue the decision on completion of a satisfactory Unilateral Undertaking.

**20/00967/FUL – TANGLEWOOD, 2 KENDERDINE CLOSE, BEDNALL, STAFFORD, ST170YS – APPLICANT – MR AND MRS HARDIMAN – PARISH – ACTO TRUSSELL, BEDNALL AND TEDDESLEY HAY**

John Heath on behalf of the applicant had withdrawn his right to speak and issued a brief statement agreeing with the Planning Officer.s report which was read out by the Corporate Director, Planning and Infrastructure, on his behalf.

Michael Askew, on behalf of Stuart Lloyd, spoke against the application.

Councillor L Bates as local member was opposed to the application as he felt it was not in accordance with the Council's core policy relating to space between dwellings and was in contravention of EQ9 and EQ11 by impacting on the neighbouring property's amenity and not in keeping with the local street scene.

The Lead Planning Manager said that the recommended standards governing space around dwellings referred to front and rear distances but this was a side wall and so the recommendations did not apply.

The Planning Solicitor said that the 'right to light' was a matter of common law and not planning law and as such was a private matter which did not affect the planning application.

Councillor Bates proposed a motion to refuse the application as it was not in accord with the Council's core policy relating to space between dwellings and was in contravention of EQ9 and EQ11.

Councillor Ford seconded the motion.

The motion was defeated.

**RESOLVED:** that the application be **APPROVED** subject to the conditions contained in the Planning Officer's Report.

**20/01028/FUL – DUNSTON BUSINESS VILLAGE, STAFFORD ROAD, PENKRIDGE – APPLICANT – MR ADRIAN MACLAUGHLIN – PARISH – PENKRIDGE**

A statement against the application was read out by the Corporate Director, Planning and Infrastructure, on behalf of and supplied by Ian Marsh (objector).

Councillor Chapman as local member made no comment.

**RESOLVED:** that the application be **APPROVED** subject to the conditions

contained in the Planning Officer's Report.

**20/01078/FUL – HILTON CROSS BUSINESS PARK, CANNOCK ROAD, FEATHERSTONE – APPLICANT – BARBERRY INDUSTRIAL LTD – PARISH – FEATHERSTONE AND SHARESHILL.**

Jonathan Robinson on behalf of the applicant spoke in support of the application.

Councillor Cope as local member supported the application.

**RESOLVED:** that subject to the completion of an agreement under Section 111 of the Local Government Act 1972, binding both the Council and the Applicant into the unconditional completion of a Section 106 Agreement under Town and Country Planning Act 1990 and, transfer of the land to (the Applicant) the Team manager be authorised to grant planning permission, subject to the conditions set out in the Planning Officers report.

**21/00069/FUL – 17 ELM GROVE, PERTON, WOLVERHAMPTON, WV6 7RW – APPLICANT – MRS VICTORIA MITCHELL – PARISH – PERTON**

Councillor P Allen said that the parish council had raised no objection.

**RESOLVED:** that the application be **APPROVED** subject to the conditions contained in the Planning Officers Report.

**111 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.

The Meeting ended at: 20:30

**CHAIRMAN**