

28 May 2020

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual meeting [Venue Address] on Tuesday, 19 May 2020 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

ALSO IN ATTENDANCE

Annette Roberts, Sue Frith, Kelly Harris and Manjit Dhillon

62 MINUTES

RESOLVED: that the minutes of the meeting of the Planning Committee held on the 21 April 2020 be approved and signed by the Chairman

63 APOLOGIES

There were no apologies for non-attendance

64 DECLARATIONS OF INTEREST

Councillor D Holmes declared an interest in application number 20/00092/FUL and took no part in consideration of this item

65 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.

19/00036/OUT – SEISDON LANDFILL SITE, EBSTREE ROAD, SEISDON, SOUTH STAFFORDSHIRE – APPLICANT – SEISDON UK LTD – PARISH – TRYSTALL AND SEISDON

This item had been deferred from the last meeting to allow members time to seek assurance on matters raised.

Andrew Hingley-Smith had submitted a statement and was against the proposed development. His statement was read out to the Planning Committee by the Corporate Director, Planning and Infrastructure.

Councillor V Wilson, as local member spoke against the development as inappropriate development in the green belt, harmful to the openness of the area and not meeting very special circumstances which would allow development to take place.

Councillor R Cope commented on the Green Belt letter submitted by the

Agent in support of the application and questioned the relevance of legal cases/appeal decisions in that letter.

Councillor R Lees commented that due process had been done and supported the Officer recommendation. Councillor L Hingley also supported the Officer recommendation.

Councillor T Mason commented that some of the issues raised by the speaker, particularly concerning drainage and highways, had been resolved

RESOLVED: that the application be refused as recommended for the following reasons, including an amended reason 1 and an amended Pro-active statement:

1. The site is within the Green Belt and the proposed development is considered to be inappropriate development contrary to Part 13 'Protecting Green Belt land' of the NPPF 2019 and policy GB1 of the adopted Core Strategy. The proposal would cause significant and greater harm to openness of the Green Belt from the erection of 49 dwellings with associated roads, parking, community building, gardens and boundary treatment than the existing development (use as landfill). The proposal would result in encroachment into the Countryside in conflict with one of the reasons for including land within the Green Belt.

2. The considerations advanced (provision of 30% affordable housing and homes for the over 55's) have been considered. However, it is not considered that these amount the very special circumstances needed to clearly outweigh the harm to the Green Belt. The site is disassociated from the existing village of Seisdon which has not been identified for housing growth, as it has limited facilities.

3. The proposal provides dwellings for the over 55's only, is gated and does not provide a range of homes for the local community or create, contrary to policy H1 of the Core Strategy and paragraph 91 of the NPPF.

4. The proposed development would have an adverse effect on the pleasant and open character of the area, contrary to policy EQ4 and EQ12 of the adopted Core Strategy.

5. The proposal would result in isolated homes in the countryside contrary to Core Policy 1 of the Core Strategy and paragraph 79 of the NPPF.

Pro-active statement:

Whilst paragraph 38 of the National Planning Policy Framework (2019) requires the Local Planning Authority to work with applicants in a positive and proactive manner to resolve issues arising from the proposed development; in this instance a positive solution could not be found and the development fails to accord with the adopted Core Strategy (2012) and the National Planning Policy Framework (2019).

**19/00092/FUL – SUNNYSIDE, KIDDEMORE REEN ROAD,
BREWOOD, ST19 9BH - APPLICANT – MR AND MRS MASSEY-SHORE
– PARISH – BREWOOD AND COVEN**

RESOLVED: that the application be approved with conditions as

recommended

**19/00093/FUL – WILD WOOD, COUNTY LANE, CODSALL WOOD,
WOLVERHAMPTON WV7 3AH – APPLICANT – MS SARAH DAKIN –
PARISH – CODSALL**

The applicant, Ms Sarah Dakin had submitted a statement in support of the application which was read out to the Planning Committee by the Corporate Director, Planning and Infrastructure.

Councillor M Ewart applauded the business enterprise and supported the Officer recommendation. Councillor P Allen commented that she understood that alpacas needed a lot of looking after.

RESOLVED: that the application be approved with conditions as recommended.

**20/00173/FUL – STANDEK FARM, WOLVERHAMPTON ROAD,
CHESLYN HAY, WALSALL WS6 7HX – APPLICANT – MR DAVE
JEAVONS – PARISH – CHESLYN HAY**

Councillor M Boyle queried what would be in the S106. Manjit Dhillon confirmed that its purpose was to prevent the previous garage from being built if this permission were implemented

RESOLVED: that the application be approved with conditions as recommended to delegate approval to the Team Manager to issue the decision on completion of a satisfactory Section 106 agreement. If this has not been achieved by 18th August 2020 this application will be referred back to the Planning Committee;

66 MONTHLY UPDATE REPORT

The Committee received the report of the Lead Planning Officer 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: 19:30

CHAIRMAN