

Penkridge Parish Council

Haling Dene Centre
Cannock Road
Penkridge
Stafford
ST19 5DT

18th September 2015

To: Members of the Penkridge Parish Council [Planning]

Dear Sir/Madam

I write to invite you to attend a meeting of the Penkridge Parish Council [Planning] to be held on **Thursday 24th September 2015 at 7.00 pm** at the Haling Dene Centre.

Yours faithfully
Lesley Griffiths
Parish Administrator

AGENDA

1. APOLOGIES
2. DECLARATIONS OF INTEREST
3. MINUTES
To approve the minutes of the meeting of 10th September 2015 and to consider matters arising.
4. DECISIONS
To receive decisions from the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
16	15/00152/FUL	Demolition of Existing Bungalow & Erection of a New 4 Bed Dormer Bungalow	Eastlea Levedale Road	APPROVE Subject to Conditions
19	15/00226/FUL	Change of Use of Upper Floor to One Flat	Katherine House Hospice Shop Market Street	APPROVE Subject to Conditions
20	15/00327/FUL	Detached Garage	Comox Harrisons Lane	APPROVE Subject to Conditions
22	15/00360/TEL	3m Extension to Existing Mast Removal & Replacement of 3 Existing Antennas with 6 New Antennas	Vodafone Ltd Otherton Hall Farm Otherton Lane	APPROVED by Letter
	15/00365/FUL	Proposed Business Development Involving a Change of Use & Extensions	Drayton Manor Farm Stafford Road	APPROVE Subject to Conditions
23	15/00385/FUL	New Covered Timber Structure to Rear Courtyard	Horse & Jockey Market St	APPROVE Subject to Conditions
24	15/00497/FUL	Replacement Dwelling & Detached Garage	Whittamore Farm Whittamore Lane	APPROVE Subject to Conditions

4. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
28	15/00513/FUL	Refurbishment of Existing Granary Building to Provide Modern Teaching Spaces	South Staffordshire College Farm Drive	APPROVE Subject to Conditions
29	15/00516/FUL	Erection of Agricultural Building	R J Bower Ltd Lower Drayton Farm	APPROVE Subject to Conditions
30	15/00532/TREE	Tree Preservation Order 155/1996 T1 Beech Crown Thin by 30%	Dene Lodge Francis Green Lane	Tree Works Approval
31	15/00434/FUL	Conservatory/Utility Extension	15 Wiscombe Ave	APPROVE

5. PLANNING APPLICATIONS

To consider submitted planning applications from the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
47	15/00739/LBC	Remove Internal Chimney	3 Church Cottages Church Road
48	15/00663/FUL	Erection of a New Dwelling House Following Demolition of Rowan House	Rowan House Stafford Road
49	15/00812/FUL	Demolish Existing Glass House Building & Replace with New Portal Steel Framed Building for Horticultural Storage Purposes	The Nurseries Watling Street
50	15/00789/FUL	Replacement of Timber Stables & Retention of Floodlit Ménage	Otherton Hall Farm Otherton Lane
51	15/00534/FUL	Removal of Existing 15m Mast Surmounted by 3 Antennas & 1 Microwave Dish and Replacement with a 17.5m Monopole with 6 Antennas & 2 Microwave Dishes & Development Ancillary thereto	Penkridge Market Pinfold Lane

5. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
52	15/00820/FUL	Minor Elevation Amendments & Construction of Basement Under Previously Approved Extension [14/00994/FUL]	The Willows Levedale Road
53	15/00840/TREE	T1 Lime – Front Pollard – Over Shading & Full of Epicormic Growth T2 – Lime – Rear Pollard – Over Shading & Full of Epicormic Growth – Overhanging Railway	8 St Michaels Close

6. APPEALS / HEARINGS & DECISIONS

- [a] To receive an Appeal Notice for Lower Drayton Farm, Application No 14/00950/FUL for residential caravan site for 7 static caravans and to note any additional comments should be received no later than 1st October [attached].
- [b] To receive an Appeal Decision for Land at Little Heath, Levedale Road for allotment development including timber sheds and walkways and to note the Appeal has been Allowed [attached].
- [c] To note that two Appeal dates have been set for the following:
Plan App No 15/00001/FUL New Acre Stables Plots 2-6 Appeal Date 22nd December 2015
Plan App No 15/00008/FUL New Acre Stables Plots 10-12 Appeal Date 22nd March 2016

7. SOUTH STAFFORDSHIRE COUNCIL

To receive and consider a request dated 10th September from the above asking for comments on two of their draft Policies; Statement of Gambling Principles 2016 and Statement of Licensing Policy 2016 and to note the closing date for comments is 30th October [attached].

8. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

To receive letters dated 11th September to:

- [a] Persimmon Homes inviting representatives to attend a meeting with Councillors.
- [b] South Staffordshire Council raising concerns with the increasing size of Dunston Business Village.
- [c] South Staffordshire Council with regard to the impact of the proposed Lynehill Development.
- [d] Staffordshire County Council with regard to the impact of the propose Lynehill Development.

9. DATE AND TIME OF NEXT MEETING

Thursday 8th October 2015 at 7.00 pm.

Penkridge Parish Council

Minutes of the Planning Meeting held on 24th September 2015 at 7.00 pm at the Haling Dene Centre

Audio recordings will be made of all Ordinary and Special Council meetings and Committee meetings, with the inclusion of confidential matters.

Present

Councillor	Calvert Stonehouse [Chairman]
"	Bevan Craddock
"	John Eastwood
"	Mrs Isabel G A Ford
"	Mrs Anne J Geoghegan
"	Gordon Hawkins
"	Victor Kelly
"	Anthony Minshall
"	David Oldfield
"	Mrs Vivienne Smith

3060. APOLOGIES

An apology was received from Cllrs Mrs Petula Hughes.

3061. DECLARATIONS OF INTEREST

There were no declarations of interest.

3062. MINUTES

Resolved that the minutes of the meeting held on 10th September be confirmed and signed as a true record.

3063. MATTERS ARISING

There were no matters arising.

3064. DECISIONS

Resolved that the following decisions be received from the South Staffordshire Council:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
16	15/00152/FUL	Demolition of Existing Bungalow & Erection of a New 4 Bed Dormer Bungalow	Eastlea Levedale Road	APPROVE Subject to Conditions
19	15/00226/FUL	Change of Use of Upper Floor to One Flat	Katherine House Hospice Shop Market Street	APPROVE Subject to Conditions
20	15/00327/FUL	Detached Garage	Comox Harrisons Lane	APPROVE Subject to Conditions
22	15/00360/TEL	3m Extension to Existing Mast Removal & Replacement of 3 Existing Antennas with 6 New Antennas	Vodafone Ltd Otherton Hall Farm Otherton Lane	APPROVED by Letter
	15/00365/FUL	Proposed Business Development Involving a Change of Use & Extensions	Drayton Manor Farm Stafford Road	APPROVE Subject to Conditions
23	15/00385/FUL	New Covered Timber Structure to Rear Courtyard	Horse & Jockey Market St	APPROVE Subject to Conditions

3064. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
24	15/00497/FUL	Replacement Dwelling & Detached Garage	Whittamore Farm Whittamore Lane	APPROVE Subject to Conditions
28	15/00513/FUL	Refurbishment of Existing Granary Building to Provide Modern Teaching Spaces	South Staffordshire College Farm Drive	APPROVE Subject to Conditions
29	15/00516/FUL	Erection of Agricultural Building	R J Bower Ltd Lower Drayton Farm	APPROVE Subject to Conditions
30	15/00532/TREE	Tree Preservation Order 155/1996 T1 Beech Crown Thin by 30%	Dene Lodge Francis Green Lane	Tree Works Approval
31	15/00434/FUL	Conservatory/Utility Extension	15 Wiscombe Ave	APPROVE

3065. PLANNING APPLICATIONS

Resolved that the following recommendation be submitted to the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
47	15/00739/LBC	Remove Internal Chimney	3 Church Cottages Church Road	No Comments
48	15/00663/FUL	Erection of a New Dwelling House Following Demolition of Rowan House	Rowan House Stafford Road	No Comments
49	15/00812/FUL	Demolish Existing Glass House Building & Replace with New Portal Steel Framed Building for Horticultural Storage Purposes	The Nurseries Watling Street	No Comments
50	15/00789/FUL	Replacement of Timber Stables & Retention of Floodlit Ménage	Otherton Hall Farm Otherton Lane	No Comments
51	15/00534/FUL	Removal of Existing 15m Mast Surmounted by 3 Antennas & 1 Microwave Dish and Replacement with a 17.5m Monopole with 6 Antennas & 2 Microwave Dishes & Development Ancillary thereto	Penkridge Market Pinfold Lane	* See Below

Councillors asked that the height of the replacement Monopole be checked as it stated 17.5m on SSC Planning documents and 20 m on Sinclair Dalby letter. Also the Monopole be slightly moved and consideration be given to the obstruction of view for St Michaels Church whilst travelling on the A449 from Stafford.

3065. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
52	15/00820/FUL	Minor Elevation Amendments & Construction of Basement Under Previously Approved Extension [14/00994/FUL]	The Willows Levedale Road	* See Below
Councillors queried if the overall height of the construction would be increased.				
53	15/00840/TREE	T1 Lime – Front Pollard – Over Shading & Full of Epicormic Growth T2 – Lime – Rear Pollard – Over Shading & Full of Epicormic Growth – Overhanging Railway	8 St Michaels Close	No Comments

3066. APPEALS / HEARINGS & DECISIONS

- [a] An Appeal Notice was received for Lower Drayton Farm, Application No 14/00950/FUL for residential caravan site for 7 static caravans and it was noted that any additional comments should be received no later than 1st October.
Resolved that an additional comment be submitted to the Planning Inspection: The Council had reason to believe that the caravans were still be used for residential purposes even though planning permission had been refused by South Staffordshire Council and the application would be retrospective, Councillors asked that this be taken into account.
- [b] An Appeal Decision was received for Land at Little Heath, Levedale Road for allotment development including timber sheds and walkways and it was noted that the Appeal has been Allowed.
- [c] It was noted that two Appeal dates have been set for the following:
Plan App No 15/00001/FUL New Acre Stables Plots 2-6 Appeal Date 22nd December 2015
Plan App No 15/00008/FUL New Acre Stables Plots 10-12 Appeal Date 22nd March 2016

3067. SOUTH STAFFORDSHIRE COUNCIL

Consideration was given to a request dated 10th September from the above which asked for comments on two of their draft Policies; Statement of Gambling Principles 2016 and Statement of Licensing Policy 2016 and it was noted that the closing date for comments was 30th October.
Resolved that Councillors forward comments to the either the PA or SSC direct.

3068. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

- Letters were received dated 11th September to:
- [a] Persimmon Homes inviting representatives to attend a meeting with Councillors.
 - [b] South Staffordshire Council raising concerns with the increasing size of Dunston Business Village.
 - [c] South Staffordshire Council with regard to the impact of the proposed Lynehill Development.
 - [d] Staffordshire County Council with regard to the impact of the propose Lynehill Development.

Councillors asked that the following be placed on the 8th October Planning Agenda:

- [i] South Staffordshire Clinical Commissioning Group
- [ii] A449 Cycle Path Maintenance from Rodbaston to Gailey

3069. DATE AND TIME OF NEXT MEETING

Thursday 8th October 2015 at 7.00 pm.

Chairman Date