

Penkridge Parish Council

Haling Dene Centre
Cannock Road
Penkridge
Stafford
ST19 5DT

6th January 2017

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 12th January 2017 at 7.00 pm** at the Haling Dene Centre. All Parish Council meetings will be audio recorded.

Yours faithfully
Lesley Griffiths
Parish Administrator

AGENDA

1. APOLOGIES
2. DECLARATIONS OF INTEREST
3. MINUTES
To approve the minutes of the meeting of 8th December 2016 and to consider matters arising.
4. DECISIONS
To receive decisions from South Staffordshire Council:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
32	16/00419/FUL	Alterations & Extension to Property Inc Two Storey Rear Extension	Yew Tree Cottage Bent Lane	APPROVE Subject to Conditions

Council's Comments at Planning Meeting 14th July 2016 – Councillors queried if the proposed extension would exceed the 30% Footprint.

42	16/00594/FUL	Erection of 38 Bed Lodge	The Spread Eagle Watling St	APPROVE Subject to Conditions
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Council's Comments at Planning Meeting August Submission 2016 – No Comments

46	16/00717/FUL	Proposed on-Farm Gas to Grid Anaerobic Digestion Plant	Lower Drayton Farm	APPROVE Subject to Conditions
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Council's Comments at Planning Meeting August Submission 2016 – Councillors had concerns with regard to possible gases/smells from the site.

52	16/00824/FUL	Relocation of 1.8m Timber Boundary Fence 0.45m closer to footpath	8 Vale Gardens	APPROVE Subject to Conditions
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Council's Comments at Planning Meeting 13th October 2016 – No Comments.

4. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
54	16/00920/LBC	New Ground & 1 st Floor Extensions & Associated Works	Reynard Cottage Cannock Road	APPROVE Subject to Conditions

Council's Comments at Planning Meeting 10th November 2016 – No Comments.

58	16/01025/ADV	Various Illuminated Signs Internally & External Signage	The Co-operative Group Penkridge Ret Park Wolverhampton Rd	APPROVE Subject to Conditions
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Council's Comments at Planning Meeting 8th December 2016 - Councillors had concerns with regard to the illuminated signs on the Wolverhampton Road retail development which could cause a distraction to vehicles travelling along the A449.

5. PLANNING ENFORCEMENT NOTIFICATIONS

To receive the above from SSC Enforcement which details cases logged for December 2016 to January 2017.

6. PLANNING APPLICATIONS

To consider submitted planning applications from the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
1	16/01062/FUL	Retention of Staff Accommodation [Replacing Of Mobile Home for New]	The Nurseries Watling Street
2	16/01061/FUL	Mobile Home Retention	The Nurseries Watling Street
3	16/01040/COU	Minor Amendments to the Existing Permission to Facilitate the Storage of Bricks at the Carvers Depot in Gravelly Way	Carver Wolverhampton Ltd LPG Distribution Depot Gravelly Way
4	16/00498/COND5	Discharge Condition 5 of Planning App 16/00498/FUL	Land off Gravelly Way Four Ashes
5	16/00498/COND 6	Discharge Condition 6 of Planning App 16/00498/FUL	Land off Gravelly Way Four Ashes

6. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>
6	16/01081/LBC	Detailed Planning Application for the Change of Use of Congreve Manor Farm Barn at Congreve Manor Farm from Agricultural Use to Residential Use Including the Demolition of a Modern Lean-To and the Creation of Associated Amenity & Parking Spaces	Congreave Manor Farm Congreave Lane
7	16/01128/FUL	Single Storey Rear Extension & Side Extension over Garage – part conversion of Existing Garage into Utility	Phoenix House St Michaels Rd
8	16/01068/FUL	Build a Detached 3 Bedroom Property with an Integral Garage	Land Adjacent to Trinity Gate Levedale Rd

7. EON HIGHWAYS LIGHTING

To receive an email dated 20th December from the above advising of Eon's 25 year PFI Contract with regard to lighting columns in Penkridge.

8. HOUSING PLUS

To receive emails dated 8th December 2016 and 4th January 2017 from the above giving a Progress Report on the new Riverside complex.

9. BERICOTE FOUR ASHES – A449 ACCESS IMPROVEMENTS

To receive an email dated 5th December from Staffordshire County Council giving details on the above.

10. STAFFORDSHIRE COUNTY COUNCIL

To receive a Road Traffic Regulations Order to impose a 30 mph speed limit on the B5012 Boscomoor Lane and B5012 Wolgarston Way and to note any objections to the Order should be received no later than 1st February 2017.

11. SOUTH STAFFORDSHIRE COUNCIL – PLANNING MASTERCLASS

To receive an email dated 4th January from the Planning and Strategic Service advising of the above and to nominate two Councillors who wish to attend on behalf of the Council.

12. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

To note that there were no Follow Up Items.

13. DATE AND TIME OF NEXT MEETING

Thursday 9th February 2017 at 7.00 pm.

Penkridge Parish Council

Minutes of the Planning Meeting held on 12th January 2017 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]
“	Andrew Adams
“	Miss Chloe Burns
“	Bevan Craddock
“	John L Eastwood
“	Mrs Isabel G A Ford
“	Mrs Hilary Hughes
“	Mrs Petula M C Hughes
“	Victor Kelly
“	Andrew Lenz
“	Anthony Minshall
“	David Oldfield
“	Alan Smallwood
“	Mrs Vivienne Smith

Also in Attendance Mrs L Griffiths

5067. APOLOGIES

An apology was received from Cllr Brian Heathcote.

5068. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

5069. MINUTES

Resolved that the minutes of the meeting held on 8th December 2016 be confirmed and signed as a true record.

5070. MATTERS ARISING

There were no Matters Arising.

5071. 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>
32	16/00419/FUL	Alterations & Extension to Property Inc Two Storey Rear Extension	Yew Tree Cottage Bent Lane	APPROVE Subject to Conditions
Council's Comments at Planning Meeting 14 th July 2016 – Councillors queried if the proposed extension would exceed the 30% Footprint.				
42	16/00594/FUL	Erection of 38 Bed Lodge	The Spread Eagle Watling St	APPROVE Subject to Conditions
Council's Comments at Planning Meeting August Submission 2016 – No Comments				
46	16/00717/FUL	Proposed on-Farm Gas to Grid Anaerobic Digestion Plant	Lower Drayton Farm	APPROVE Subject to Conditions

Council's Comments at Planning Meeting August Submission 2016 – Councillors had concerns with regard to possible gases/smells from the site.

5071. DECISIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Decision</u>
52	16/00824/FUL	Relocation of 1.8m Timber Boundary Fence 0.45m closer to footpath	8 Vale Gardens	APPROVE Subject to Conditions

Council's Comments at Planning Meeting 13th October 2016 – No Comments.

54	16/00920/LBC	New Ground & 1 st Floor Extensions & Associated Works	Reynard Cottage Cannock Road	APPROVE Subject to Conditions
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Council's Comments at Planning Meeting 8th December 2016 - Councillors had concerns with regard to the illuminated signs on the Wolverhampton Road retail development which could cause a distraction to vehicles travelling along the A449.

5072. PLANNING ENFORCEMENT NOTIFICATIONS

The above were received from SSC Enforcement which detailed cases logged for December 2016/January 2017.

5073. PLANNING APPLICATIONS

Resolved that the following recommendations be submitted to the SSC:

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
1	16/01062/FUL	Retention of Staff Accommodation [Replacing Of Mobile Home for New]	The Nurseries Watling Street	No Comments
2	16/01061/FUL	Mobile Home Retention	The Nurseries Watling Street	No Comments
3	16/01040/COU	Minor Amendments to the Existing Permission to Facilitate the Storage of Bricks at the Carvers Depot in Gravelly Way	Carver Wolverhampton Ltd LPG Distribution Depot Gravelly Way	* See Below

Councillors had concerns that the above would increase the usage and as a result increase the traffic

4	16/00498/COND5	Discharge Condition 5 of Planning App 16/00498/FUL	Land off Gravelly Way Four Ashes	No Comments
5	16/00498/COND 6	Discharge Condition 6 of Planning App 16/00498/FUL	Land off Gravelly Way Four Ashes	No Comments

5073. PLANNING APPLICATIONS [Cont'd]

<u>Our Ref</u>	<u>SSC Ref</u>	<u>Detail</u>	<u>Address</u>	<u>Recommendation</u>
6	16/01081/LBC	Detailed Planning Application for the Change of Use of Congreve Manor Farm Barn at Congreve Manor Farm from Agricultural Use to Residential Use Including the Demolition of a Modern Lean-To and the Creation of Associated Amenity & Parking Spaces	Congreve Manor Farm Congreve Lane	No Comments
7	16/01128/FUL	Single Storey Rear Extension & Side Extension over Garage – part conversion of Existing Garage into Utility	Phoenix House St Michaels Rd	* See Below
The large bedroom window overlooks the currently vacant land				
8	16/01068/FUL	Build a Detached 3 Bedroom Property with Integral Garage	Land Adjacent to Trinity Gate Levedale Rd	* See Below

Councillors objected to the application as it was in Open Countryside and over development

5074. EON HIGHWAYS LIGHTING

An email was received dated 20th December from the above which advised of Eon's 25 year PFI Contract with regard to the upgrade/relocation of lighting columns in Penkridge.

5075. HOUSING PLUS

Emails were received dated 8th December 2016 and 4th January 2017 from the above which gave a Progress Report on the new Riverside complex.

5076. BERICOTE FOUR ASHES – A449 ACCESS IMPROVEMENTS

An email was received dated 5th December from Staffordshire County Council which gave details on the above.

5077. STAFFORDSHIRE COUNTY COUNCIL

A Road Traffic Regulations Order was received to impose a 30 mph speed limit on the B5012 Boscomoor Lane and B5012 Wolgarston Way and it was noted any objections to the Order should be received no later than 1st February 2017.

5078. SOUTH STAFFORDSHIRE COUNCIL – PLANNING MASTERCLASS

An email was received dated 4th January from the Planning and Strategic Services advising of the above and two Councillors were nominated to attend on behalf of the Council.

Resolved that Cllrs Brian Heathcote and Victor Kelly attend the above.

5079. FOLLOW UP FROM PREVIOUS PLANNING MINUTES

It was noted that there were no Follow Up Items.

5080. DATE AND TIME OF NEXT MEETING

Thursday 9th February 2017 at 7.00 pm.

Chairman

Date