Minutes of the Planning Committee Meeting held on 3 December 2009

Present: Corbett, T.J. (Chairman)

<table>
<thead>
<tr>
<th>Attendance</th>
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<tr>
<td>Mrs. E. J. Bayliss</td>
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<td>Billson, D. J.</td>
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<td>Butter, H.</td>
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<td>Cooper, J.</td>
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<td>Easton, R.</td>
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<td>Jennings, I. F. J. K.</td>
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Also in attendance: Adams, B. and Bloomer, L.W.

Apologies: Davies, P.R. and Edwards, B.R.

PART ONE

41. Declarations of Interest in Accordance with Standing Order No. 16.5

<table>
<thead>
<tr>
<th>Name of Member</th>
<th>Nature of Interest</th>
<th>Minutes/Application No.</th>
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<tbody>
<tr>
<td>Corbett, T J</td>
<td>Personal interest by virtue of being a member of the East Staffordshire Borough Council</td>
<td>Minutes No. 46 and 48 Application No ES.09/16 and ES.09/10/566W</td>
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42. Minutes of the meeting held on 5 November 2009

RESOLVED – that the Minutes of the Meeting held on 5 November 2009 be confirmed and signed by the Chairman.

43. Strategic Planning Applications for Planning Permission etc

RESOLVED – That, subject to the following conditions, amendments or alterations, the recommendations contained in the report (Schedules 1 – 4 to the signed minutes) be adopted as decisions of the County Planning Authority.
44. Waste County Matter - Stafford Borough: S.09/16/4009 W

Composting scheme with in-building primary treatment and external windrows, including a reception building, weighbridge, offices and facilities, with skip-based waste transfer station for inert materials which cannot be composted on land at Hixon Airfield, Hixon, Staffordshire.

Members considered details of the proposed application aided by photographic slides. In accordance with the County Council’s Scheme of Public Speaking at Meetings, Mr B McKeown speaking on behalf of local residents, Mr P Spivey, speaking on behalf of Hixon Parish Council and Mr J Blount, speaking on behalf of Stowe-by-Chartley Parish Council, made representation against the application and Mr A Pym, on behalf of the applicant, made representations in support of the application. The Local Member (Mr L Bloomer) expressed his concern, on behalf of the local residents, at the composting scheme being sited at Hixon and expressed his concern about the odour, noise and dust that may be produced by the operations. He suggested a site visit be made by Members of the Planning Committee to see the site of the proposed planning application.

Members discussed the application and expressed their concerns about the footpath in the area and their concerns about noise, odour and dust that may be produced by the development. Members requested a site visit be arranged before they could make a decision on the application. They also suggested that it would be useful for Members to visit a similar working site before they made their decision. Following a further discussion the Chairman asked for a vote on the recommendation for a site visit and on a show of hands it was:-

RESOLVED – That a site visit to Hixon Airfield be arranged as soon as practicable for all Members of the Planning Committee together with a site visit to a similar working site (such as Etwall Composting Facility, Derbyshire).

45. County Development - East Staffordshire: ES.09/16

Construction of a new stand-alone building measuring 19.2m x 8.4m 4.5m high plus external play area of 250sq metres for the Community and Learning Partnerships (C+LP), to include a new brick wall and close bordered fencing around part of the play area at Rocester Village Hall, High Street, Rocester

Members considered details of the proposed application aided by photographic slides. In accordance with the County Council’s Scheme of Public Speaking at Meetings, Mr D Barlow made representation against the application and Mr C Grocott, on behalf of the applicant, made representations in support of the application. The Chairman read a statement from the Local Member (Mr P E B Atkins) who was unable to attend the meeting, expressing his support for the application. He said that the proposed Rocester Children’s Centre was a much needed evidence based facility which would serve a wide rural area and an extensive search to find a site within Rocester over the last year had been made and this was the only site which would make the project deliverable. He noted that car parking space was an issue but this could be resolved by marking the car
park out properly and providing grasscrete on neighbouring land owned by the Parish Council.

Members discussed the application in detail and noted that there was a need for the Children’s Centre; and the concerns about car parking lost to the village. The case officer explained that following amendments to the scheme the objection from East Staffordshire Borough Council could be removed subject to six planning conditions being imposed on any permission granted. The case officer suggested that an informative could be included in the application to ensure the car parking was addressed, by marking out the parking spaces properly and parking be provided on the neighbouring land owned by Rocester Parish Council with the introduction of a grasscrete surface. Following further discussion the Chairman asked for a vote on the recommendation in the report, subject to the imposition of the conditions suggested by the Borough Council and the introduction of the informative about the car parking arrangements, and on a show of hands it was:-

RESOLVED – that subject to the planning conditions detailed in the report (as amended) and the additional conditions suggested by the Borough Council PERMIT the construction of a new stand-alone building for the Community and Learning Partnership, to include a new brick wall and close boarded fencing around part of the play area, at Rocester Village Hall.

46. County Development - Tamworth Borough: T.09/10

Replacement and relocation of existing worn out synthetic turf pitch with a sand dressed synthetic pitch with eight 15metre high lighting columns with directional lighting, 4.5metre high mesh fence to the rear of the goals with the remainder fencing being 3 metres in height, accessed via a tarmac pathway at Queen Elizabeth Mercian High School, Ashby Road, Tamworth

Members considered details of the proposed application aided by photographic slides. In accordance with the County Council’s Scheme for Public Speaking at Meetings, Mr P Emery, speaking on behalf of the Objectors Committee, made representation against the application and Mr S Lane, on behalf of the applicant, made representations in support of the application. The Local Member (Mr B Adams) spoke on behalf of the local residents and agreed that there was a need for a new synthetic turf pitch. However he expressed his concerns about the application being discussed separate from the building schools for the future process. He was also concerned about the new location of the proposal; the effect on views by residents; the hours of use of the facility; and the landscaping of the site. He also expressed his concern about the management of the facility although he agreed that the facility was of great value to the community.

Members discussed the application in detail and expressed their concerns on the: management of the facility; location of the new facility; landscaping of the area; flood lighting technical details; problems with flooding; route for all users; and the hours of use of the facility.

Members agreed that the application was needed and following detailed discussion on the conditions it was agreed that the following conditions be amended as detailed: (i) condition 8 – flood lighting, technical detail added; (ii) condition 10 – hours of usage
changed to 8 am to 9.45 pm Monday to Friday; and (iii) condition15 be replaced with – landscaping scheme to be submitted; (iv) extra informative condition added about drainage at the site, to take in Members concerns. It was suggested that a letter be sent to the school expressing the concerns of the Planning Committee about the management of the facility and the complaints system operated by the school. Following further discussion the Chairman asked for a vote on the recommendations in the report, subject to the amendments to the conditions detailed above, and on a show of hands it was:-

**RESOLVED** – (a) That, subject to the planning conditions detailed in the report (as amended) **PERMIT** the replacement and relocation of existing worn out synthetic turf pitch, directional floodlighting, less fencing around the area at Queen Elizabeth Mercian High School, Ashby Road, Tamworth.

(b) That a letter be sent to the School expressing the concerns of the Planning Committee on the management of the sporting facility and the operation of the complaints system for local residents at Queen Elizabeth Mercian High School, Tamworth.

47. Waste County Matter - East Staffordshire: ES.09/10/566 W

Replacement of Existing Recycling Facilities with new “TOMRA” Automated Recycling Centre at Tesco Superstore, Town Meadows Way, Uttoxeter

Members considered details of the proposed application aided by photographic slides. Members discussed the application in detail and noted that the proposed “TOMRA” Automated Recycling Centre would provide a facility for customers to recycle cans, glass and plastic replacing the existing bottle bank. They noted the key issue was the general waste planning policy context; impact on the Uttoxeter Conservation Area and the noise implications. The Chairman noted that these had been addressed and therefore on a show of hands it was:-

**RESOLVED** – That, subject to the planning conditions detailed in the report **PERMIT** the replacement of the existing recycling facilities with new “TOMRA” automated recycling centre at Tesco Superstore, Uttoxeter.

48. Decisions taken under Delegated Powers

The Committee considered the “County matters” and consultation with Staffordshire County Council dealt with by the Corporate Director (Development Services under Delegated Powers)

**RESOLVED** – That the report be received.

Chairman

Documents referred to in these minutes as Schedules are not appended, but will be attached to the signed copy of the Minutes of the meeting. Copies, or specific information contained in them, may be available on request.