Minutes of the Planning Committee Meeting held on 3 November 2016

Present: Tim Corbett (Chairman)

<table>
<thead>
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<th>Attendance</th>
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<tr>
<td>Len Bloomer</td>
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<tr>
<td>Frank Chapman</td>
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<td>Ron Clarke</td>
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<td>Peter Davies</td>
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<td>Alan Dudson</td>
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<td>Sandra Hambleton</td>
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**Apologies:** David Brookes, Chris Cooke and Jeff Sheriff

14. **Declarations of Interest in Accordance with Standing Order No. 16**

The following members placed on record his/her association with the applications under consideration as follows:

<table>
<thead>
<tr>
<th>Name of Member</th>
<th>Nature of Association</th>
<th>Minute No./ Application No.</th>
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<tbody>
<tr>
<td>Sandra Hambleton</td>
<td>Member of Newcastle under Lyme Borough Council's Planning Committee</td>
<td>N.16/00510/AAD OC</td>
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<td>N.15/07 NMA2</td>
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<td>N.15/07 D2</td>
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15. **Minutes of the meeting held on 4 August 2016**

The Chairman reminded the Committee that a request had been made at the meeting on 4 August 2016 for further information regarding Newcastle Town Football Club. This information had been provided by officers and had been circulated electronically to Members.

**RESOLVED** – That the minutes of the meeting held on 4 August 2016 be confirmed and signed by the Chairman.

16. **Applications for Permission**

a) **Rugeley Quarry, Wolseley Road, Rugeley - CH.16/03/709 M**

The Committee received a presentation by the Case Officer on the proposed application (Schedule 1 to the signed minutes) for the manufacture of topsoil by blending screened sand with PAS:100 compost using a loading shovel at Rugeley Quarry, Wolseley Road, Rugeley.
In accordance with the County Council’s scheme for public speaking at meetings, the Committee received representation from Mr Patricio Hudson, on behalf of the applicant, supporting the application.

Len Bloomer, as one of the Local Members, spoke in support of the application and informed the Committee that he had not received a complaint about the site during his time as the County Councillor for the area.

Members discussed the application and requested clarification on the flexibility of the condition to limit the imports and exports to and from the site. Officers confirmed that the limits would be measured over a full working week and that it was intended to provide flexibility.

After further discussion the Chairman asked for a vote on the recommendation and, following a show of hands, it was

RESOLVED – to PERMIT the proposed development for (the manufacture of topsoil by blending screened sand with PAS:100 compost using a wheeled loading shovel at Rugeley Quarry, Wolseley Road, Rugeley) subject to conditions including those listed in the report.

b) Cocksparrow Lane, Huntington, Cannock - SS.16/02/613 W

The Committee received a presentation by the Case Officer on the proposed application (Schedule 2 to the signed minutes) to vary Condition 1 of planning permission SS.13/03/613 W to reflect the final design of the anaerobic digestion facility - the site layout, cross sections and elevation drawings at Cocksparrow Lane, Huntington, Cannock.

In August 2009, Planning Committee approved the construction of a renewable energy facility comprising a biomass and anaerobic digestion facility together with associated plant and buildings, hard standing, access routes and landscaping (ref. SS.08/25/613 W). The latest date to implement the planning permission, issued in March 2010, was extended from March 2013 to July 2017 in July 2014 (ref. SS.13/03/613 W).

The applicant had applied to amend the anaerobic digestion element of the facility which would change the site layout. The applicant had not proposed to amend the biomass element of the facility which would be constructed in accordance with the original scheme. The waste stream, the amount of waste, and the hours of operation would also remain unchanged.

David Williams, as the Local Member, informed the Committee that meetings of a Liaison Committee had taken places as the site was currently in operation and that he could report positive outcomes. The applicant was working with residents and was abiding by conditions to ensure that vehicles were washed before exiting the site and trees on the site were maintained. There were concerns about the safety of the site entrance and Mr Williams was working with the Highways Department to slow traffic along the route. This application would create several jobs for the area and the change in machinery would ensure odour control.
Members referred to the report and reiterated that representations had been considered when the previous application had been approved by Planning Committee in October 2013 and that no material changes to the site or the surroundings had taken place since then.

After further discussion the Chairman asked for a vote on the recommendation and, following a show of hands, it was

**RESOLVED** – to **PERMIT** the application to vary (not comply) Condition 1 of planning permission SS.13/03/613 W to reflect the final design of the AD facility - the site layout, cross sections and elevation drawings at Cocksparrow Lane, Huntington, Cannock and (where necessary) the updating of all existing conditions so as to issue a new planning permission subject to the amended conditions in the report.

c) Delice de France Plc Stone Business Park, Opal Way, Stone - S.16/02/4119 W

The Committee received a presentation by the Case Officer on the proposed application (Schedule 3 to the signed minutes) to change from B2 and B8 uses to metal recycling facility for the recycling of catalytic converters, car batteries and copper wire at Delice-de-France Plc, Stone Business Park, Opal Way, Stone.

In accordance with the County Council’s scheme for public speaking at meetings, the Committee received representation from Mr Lukas Tamulaitis, on behalf of the applicant, in support of the application.

Members discussed the suitability of the site, following the objection received from Stone Town Council. As the site was some distance from residential areas, it was felt that it was a suitable location for the proposed application. As the operation was to recycle materials, this would be a positive development for Staffordshire and Members felt that recycling sites should be encouraged in this type of location. A query was raised regarding the hours of operation as to whether they were standard working hours. Officers confirmed that many of the existing sites on the Business Park operate continuously so the condition was felt to be reasonable in terms of operating hours.

Members questioned the security of the site as some of the materials that would be recycled were precious metals. An informative had been received from the Police that advised the applicant to incorporate security at the site in accordance with ‘Secured by Design’ principles and to discuss site security with them.

After further discussion the Chairman asked for a vote on the recommendation and, following a show of hands, it was

**RESOLVED** – to **PERMIT** the application to change the use from B2 and B8 use to metal recycling facility for the recycling of catalytic converters, car batteries and copper wire at Delice-de-France Plc, Stone Business Park, Opal Way, Stone subject to conditions including those listed in the report.
17. Planning, Policy and Development Control - Half Year Performance Report

The Committee considered a report of the Director for Economy, Infrastructure & Skills on the planning development control and planning policy-making performance over the previous six months (1 April 2016 to 30 September 2016) (Schedule 5 to the signed minutes).

The Planning, Policy and Development Control Manager detailed performance against various categories of application and the respective targets. The Committee noted the performance against various categories of application and the respective national and local targets, the progress with policy-making and the Planning, Policy and Development team structure. The Committee were informed that, in Appendix 2 to the report, the Quarter 1 percentage of all applications determined under delegated powers should be corrected to 90%.

The Committee congratulated the officers on their work during this period.

RESOLVED – That the annual performance report be noted.

18. Decisions taken under Delegated Powers

The Committee considered the ‘county matters’ and consultation with Staffordshire County Council dealt with by the Director for Economy, Infrastructure and Skills under delegated powers (Schedule 5 to the signed minutes).

RESOLVED – That the report be received.

19. Exclusion of the public

The Chairman to move:

“That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 indicated below”.

20. Planning Regulation - Performance and Delegated Decisions Report

The Committee considered a report of the Director for Economy, Infrastructure and Skills to update Members on the activity of the Planning Regulation team since February 2016 (Schedule 5 to the signed minutes).

The officers gave details of the regulation function on behalf of the authority. Members noted that there were no National Performance Indicators for Planning Regulation. Local performance standards for complaints and monitoring are contained in the Staffordshire Local Monitoring and Enforcement Plan 2012 and these were recorded in the report with other reference figures to put the performance into context.

The Legal Aid, Sentencing and Punishment of Offenders Act 2012, which came into force on 12 March 2015, included amendments to the level of fines which could be given by magistrates for non-compliance with temporary stop, stop and enforcement notices.
Whereas previously the maximum fine that could be given on summary conviction was £20,000 per offence, it was now unlimited. In July 2016, the County Council’s Health, Safety and Wellbeing service carried out an audit of the Planning Regulation Team. This gave the team an overall maturity level achieved of 5, the maximum possible score. The next audit was scheduled for quarter 2 (between July and September), 2021/22.

Members received details of all notices served since February 2016 as well as other action taken where authorised and appropriate.

RESOLVED – That the report be noted.

Chairman