

# COLWICH PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 27<sup>TH</sup> AUGUST 2015 AT THE PARISH CENTRE, ST. MARY’S ROAD, LITTLE HAYWOOD COMMENCING AT 8:00PM.

**PRESENT** (For all or part of the meeting): Cllr Cooper (Chair); Cllr Birt; Cllr Cowlshaw and Cllr Payne (substitute for Cllr Coates).

**IN ATTENDANCE:** Anthony Egan (Assistant Clerk)

**PUBLIC PARTICIPATION:** No members of the public were present.

### MINUTES

**06/15P** **APOLOGIES** were received from Cllr Coates; Cllr Billingsley and Cllr Jenkinson.

RESOLVED to accept the apologies

PROPOSED Cllr Cooper                      SECONDED Cllr Cowlshaw.

**07/15P** There were no **DECLARATIONS OF INTEREST.**

**08/15P** There were no **WRITTEN REQUESTS FOR DISPENSATIONS.**

**09/15P** **MINUTES OF THE PLANNING COMMITTEE OF 13<sup>TH</sup> JULY 2015.**

RESOLVED to agree and sign the minutes as a true and accurate record.

PROPOSED Cllr Cowlshaw                      SECONDED Cllr Cooper.

**10/14P** **15/22756/REM AT LAND OFF LITTLE TIXALL LANE, GREAT HAYWOOD**

RESOLVED that the Assistant Clerk should write to Stafford Borough Council expressing the Council’s concerns about:

- The proposed parking provision;
- That all the Affordable Housing has been placed at the rear corner of the site next to the A51 rather than being spread across the development;
- The proposal includes the building of multiple 4 and 5 bedroom properties, which were not shown on the original outline application and are not in keeping with the local Streetscene, whereas the Council would prefer more 1 & 2 bedroom dwellings to allow local residents to downsize, thus family properties elsewhere in the parish;
- There does not appear to be adequate SUDS provision even though the site is known to flood from surface run off.

In mitigation the Council would request a s.106 contribution towards:

- Allotment provision locally;
- Children’s play equipment; and
- A new burial ground.

Signed as a true and accurate record.....  
Date.....

**11/14P     15/22731/OUT AT LAND ADJACENT TO SHENLEY COTTAGE AND THE BUTTS, MAIN ROAD, LITTLE HAYWOOD**

RESOLVED that the Assistant Clerk should write to Stafford Borough Council objecting to the application for the following reasons:

- The site is outside the Settlement Boundary in the proposed Neighbourhood Plan.
- The applicant has not demonstrated a need for the additional dwellings.
- The Borough can demonstrate a 5 year housing supply.
- The Borough has already reached the target for the KSVs in the Plan for Stafford.
- The development will result in more journeys than claimed in the application.
- The development will have an adverse effect on the local green infrastructure and the conservation area.

In mitigation the Council would request a s.106 contribution towards:

- Allotment provision locally;
- Children’s play equipment and new surfaces at the JPF
- A new burial ground; and
- That the applicant agrees to designate Local Green Spaces on the other land in their ownership in line with the proposed Neighbourhood Plan

[Note; the Clerk has subsequently written an additional objection letter to the Borough Planning Department covering the Neighbourhood Plan submission].

**12/15P     DATE OF NEXT MEETING** – As required.

*Planning Committee Members: Cllr Cooper (Chair); Cllr Coates (Vice Chair); Cllr Billingsley; Cllr Birt; Cllr Cowlshaw; Cllr Doehren; Cllr Jenkinson and Cllr Lyall.*