

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 25TH MAY 2023 AT THE PARISH CENTRE, ST. MARY'S ROAD, LITTLE HAYWOOD, COMMENCING AT 7.30 PM.

PRESENT (For all of part of the meeting): Cllr Bloor (Chairman); Cllr M Forster (Vice Chairman); Cllr Colwill; Cllr B Forster and Cllr Martin.

IN ATTENDANCE: Revd Mr Michael Lennon (Parish Clerk); Cllr Birt & Cllr Dunn; Cllr Cooper (SBC).

PUBLIC: 1 Member of the public was in attendance.

PUBLIC PARTICIPATION: Points raised by non-Planning Committee Cllrs and the public included:

The site is outside the settlement boundary;

Not in line with the 2020-2040 Local Plan;

Planning permission for a campsite on the site was denied, as was a previous application for a marina;

Colwich parish has seen excessive development over recent years;

Site is boggy;

The supporting papers are disingenuous especially the [lack of] public consultation;

Application plays down the vista/heritage location of the site;

Impact on the Grade 1 listed gardens at Shugborough.

MINUTES

The formal part of the meeting commenced at 7:42pm following the comments, above, from the public.

- 1/23P There were no APOLOGIES.
- 2/23P There were no DECLARATIONS OF INTEREST.
- 3/23P There were no WRITTEN REQUESTS FOR DISPENSATIONS UNDER THE LOCALISM ACT 2011.
- 4/23P 22/36870/OUT Land at Mill Lane, Great Haywood.

The Clerk apprised the Committee of policies contained within:

New Local Plan Preferred Options – which prioritises housing in Stafford; Stone and Coldmeece Garden Community; and

Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 Update – COL07 "the site is adjacent to a currently recognised Local Plan settlement. However, the adjacent railway provides a

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restrictive barrier preventing future development" and continues "Although the site could be considered to be adjacent to the currently recognised Local Plan settlement of Great Haywood, the railway line is too strong a boundary to allow future development. The following constraints exist: Historic Environment Record, Conservation Area, landfill buffer, Flood Zone, mineral deposits. The Cannock Chase Area of Outstanding Natural Beauty lies to the south west of the site, and a listed bridge abuts the north east corner of the site.

RESOLVED to oppose the application due to, amongst other issues, Impact on the conservation area; nesting wildlife; Impact on Essex Bridge; parking; visibility splay (especially to the east of the site); drainage (not least the unnamed brook running from the attenuation pool behind Green Close and Nursery Way); Elm Close sewage works; previous planning infringements at the site (campsite without consent and removal of the hedgerow without consent in a conservation area); lack of consultation with the public and Council; outside the Great Haywood settlement boundary as defined in the Local Plan and Neighbourhood Plan.

PROPOSED Cllr Colwill**SECONDED** Cllr M Forster.On being put to the vote, the Resolution carried unanimously.

5/23P DATE OF NEXT MEETING to be confirmed.

Meeting closed at 8:26pm

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