

PLANNING COMMITTEE

Monday, 24th February, 2025

Present:-

Councillor Callan (Chair)

Councillors	Bingham	Councillors	Falconer
	Brittain		Miles
	Caulfield		Stone
	Davenport		Yates

*Matters dealt with under the Delegation Scheme

88 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brady, Ridgway and Thompson.

89 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS RELATING TO ITEMS ON THE AGENDA

Councillor Bingham declared an interest in agenda item CHE/24/00658/FUL due to knowing some of the residents living in the surrounding area affected by the planning application.

Councillor Bingham left the meeting.

90 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 3 February 2025 be approved, subject to an amendment to record that Councillor Brittain had been present at the meeting.

91 APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE COMMITTEE

*The Committee considered the under-mentioned application in light of reports by the Development Management and Conservation Manager and resolved as follows:

CHE/24/00658/FUL - Change of use from Health Centre to Residential Assessment Centre and Children's Home including alterations to roof, installation of dormers, single storey rear extension and other alterations at 82 St Philips Drive, Hasland.

The Principal Planner presented the report and shared the photos and proposals that had been amended since the previous committee meeting where the application had been deferred to allow Members to visit the site and to give local residents additional time to consider the addendum report.

Amended plans and further information had been received from the applicant's agent. The changes were to the main entrance to Unit 1 moved to the front elevation, a rearrangement of the parking layout so the sixth parking space would be to the right of the entrance in front of the building. This would allow for the fence separating the parking area from the garden area to be relocated increasing the size of the amenity area for unit 1 to 111sqm with a larger patio and lawn. Updated tracking plans and a daylight assessment section plan had also been submitted.

30 additional comments received in objection to the application and the Agent's letter were read out by the Principal Planner to Members of the Committee.

In accordance with Minute No. 299 (2001/2002) Mr Paul Hills (objector) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Councillor Amanda Serjeant (objector) addressed the meeting

In accordance with Minute No. 299 (2001/2002) Mr Pete Kemp (on behalf of applicant) addressed the meeting.

In accordance with Minute No. 299 (2001/2002) Mr Peck (on behalf of applicant) addressed the meeting.

The Committee considered the report and recommendations. Councillor Brittain moved a Counter proposal to refuse the application for the following reasons:

The proposed development would constitute overdevelopment of the site resulting in; insufficient parking that is constrained and would be difficult to manoeuvre in and out of spaces, harm to the residential amenity of the neighbouring residents through loss of light and overlooking, and outdoor amenity space which would be at a level that would be harmful to the future occupants of the property. As such the proposal is contrary to policies CLP14, CLP20 and CLP22 of the Adopted Local Plan and Parts 9 and 12 of the NPPF.

This was seconded by Councillor Miles.

***RESOLVED**

That the officer recommendation not be upheld, and the application be **REFUSED** for the reasons detailed above.

Councillor Bingham rejoined the meeting.

Councillor Miles left the meeting.

92 **APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)**

*The Development Management and Conservation Manager gave an update and reported that the applications had been determined under delegated authority and that they are reported to Planning Committee for information only.

***RESOLVED –**

That the report be noted.

93 **APPEALS REPORT (P000)**

The Development Management and Conservation Manager reported on the current position in respect of appeals which had been received. The allowed appeals were noted and a brief update on these provided.

***RESOLVED -**

That the report be noted.

94 LOCAL GOVERNMENT ACT 1972 - EXCLUSION OF PUBLIC***RESOLVED –**

That under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Part 1 of Schedule 12A of the Act.

95 ENFORCEMENT REPORT (P410)

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report on the current position regarding enforcement action which had been authorised by the Council.

***RESOLVED -**

That the report be noted.

96 UNAUTHORISED DEVELOPMENT REPORT

The Development Management and Conservation Manager presented the report.

***RESOLVED**

That the report be agreed in line with the officer recommendation.

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***RESOLVED**

That the report be agreed in line with the officer recommendation.