



# Eccleshall Parish Council

Mrs. C. Heelis, 42, Badgers Croft, Eccleshall, Stafford ST21 6DS ☎/ Fax 01785 850989  
Email: [eccleshallpc@btinternet.com](mailto:eccleshallpc@btinternet.com)

NOTICE IS HEREBY GIVEN that a meeting of Eccleshall Parish Council Planning Committee will be held on Wednesday August 20<sup>th</sup>, 2014 at Eccleshall Community Centre at 7.30pm. This meeting will be followed by a meeting of the Policy and Resources Committee

1. Apologies
2. Public Participation
3. Minutes of Planning Meeting held on July 16<sup>th</sup>, 2014.
4. Planning Decisions of Stafford Borough Council
5. Endorsement of comments forwarded on planning applications:- In accordance with Standing Order Number 3 xvi, Stafford Borough Council comments were submitted in response to the following applications:- members will be requested to endorse the Chairman's actions with regard to the responses made, which are detailed on the attached sheet.  
  
14/20532 – Conversion of 2 separate barns to 4 dwellings. Aspley House Farm, Slindon.  
  
14/20604 – Amended Plans – Land adjacent to 49, Badgers Croft, Eccleshall.  
  
14/20391LDC – Lawful Development Certificate – container building for the storage of domestic goods associated with the upkeep of the garden land plus a summer house and veranda used as a shelter in association with the enjoyment of the garden. Land at Platt Bridge.  
  
14/20545 – Demolition of existing triple garage and erection of single storey bungalow. Land at Old Post Office Cottage, Slindon Road, Slindon.
6. Planning Applications for consideration
7. Any Further Applications for Consideration
8. Neighbourhood Plan
9. Any Other Planning Matters
10. Correspondence
11. Date and venue for next meeting – September 3<sup>rd</sup>, 2014, Eccleshall Community Centre

**Please note the following meeting dates:-**

**Enhancements Committee** – September 3<sup>rd</sup>, 2014 Eccleshall Community Centre, following the meeting of the Planning Committee.

**Traffic Management Committee** – October 1<sup>st</sup>, 2014 Eccleshall Community Centre, following the meeting of the Planning Committee.

...*C. Heelis*.....  
Clerk to the Council – 14/8/2014



## Responses submitted to planning applications:-

**14/20532** – Conversion of 2 separate barns to 4 dwellings. Aspley House Farm, Slindon – **No objections.**

**14/20604** – Amended Plans – Land adjacent to 49, Badgers Croft, Eccleshall – **Strong objections** were submitted to the above amended application on the following grounds:-

- The revised design for the house showed that the width had been reduced by 0.5 metre and the building had been moved forwards (northwards) by 1 metre in order to give access around the new house. This had also been achieved by moving the fence between no. 49 and the new house to the back of no. 49 thereby increasing the size of the garden width by around 0.75 metre. The rear garden now measured 14.5 metres maximum length x 6.75 metres at the back of the house with a total area of 49sq.m. It was accepted that this area did not include the two small areas to the east of the house which would not normally be included in the private garden space calculation. However, Space about Dwellings required “a minimum length of garden of 10.5 metres for more than half the width of the garden”. At 10.5 metres from the new house, the width of the garden was less than 2 metres, so the garden area was considerably undersized.
- The revised proposals showed two side windows to no. 49 being bricked up due to their proximity to the new house. The other two non-principal windows were shown as having obscure glass. The patio doors, which were previously drawn as 1.2 metres wide, were removed and replaced by an obscure glazed window that was only 1.1 metres wide. Either way, this was a principal window. These three windows on the east elevation of no. 49 are on the boundary of the property and were not acceptable in terms of planning and Building Control. There was also the issue of ensuring the alterations to no. 49 were carried out in order to conform to the planning conditions.
- The distance from the north elevation to the boundary (between the new house and no. 47) had been reduced to 6 metres. The revisions to the design meant that although the kitchen principal window was satisfactory, the main bedroom did not have a principal window, although there was the 0.9 metre wide door with Juliette balcony on the south elevation. There was only a shower room window at first floor on the north elevation, the remaining wall being plain brickwork. This was not typical of the street scene where the houses were of traditional appearance with principal bedroom windows on the front elevations.
- The Parish Council’s previous concern that the car parking would be cramped and a condition would be required to prevent the garage of No 49 being converted into habitable accommodation in the future, still applied.

Overall, the Council remained **strongly opposed** to this proposed development, because the application relied on trying to comply with minimum space standards to which it did not always succeed and the proposed dwelling would look uncharacteristic and not in keeping with the street scene,

**14/20391LDC** – Lawful Development Certificate – container building for the storage of domestic goods associated with the upkeep of the garden land plus a summer house and veranda used as a shelter in association with the enjoyment of the garden. Land at Platt Bridge - Eccleshall Parish Council accepted that the buildings on this land were erected around the time stated in the application but would dispute that the land has ever been a garden. There seemed to be no reason to have conceded that all the land was garden land when members of the Parish Council and residents who had always lived locally could only remember the land as pasture land and never cultivated as a garden.

**14/20545** – Demolition of existing triple garage and erection of single storey bungalow. Land at Old Post Office Cottage, Slindon Road, Slindon - A response was submitted to indicate that the Parish Council **objected** to this application on the following grounds:-

- The application was for a 3 bedroom bungalow on land at The Old Post Office. The application amounted to a new dwelling in the countryside and did not comply with Local Plan Policy SP7. There was no Design and Access Statement to support the application and so there was no reason put forward to support the building of a new dwelling.
- The existing house had 3 car parking spaces according to the application form (which excluded the existing garage) and is the number of spaces required for a 4 bedroom house. A total of 4 car parking spaces were proposed, which was inadequate for a 4 bedroom house and a 3 bedroom bungalow, which together should have 5 spaces.
- The existing drive was straight off the road which is the A519. There was a 50 mph speed limit on the road. Without the ability to turn a car within the site, it would be necessary to reverse straight onto the highway which did not comply with current standards.
- The site was very constricted. The plans and elevations indicated that there are no principal windows at all as all the windows scaled at less than 900mm wide. The windows to the north elevation, which comprised one window to both bedrooms 2 and 3, are 1.2 metres from the 1.2 metre high boundary fence with The Old Post Office and therefore offered little privacy to the rear garden of that property.