



UTTOXETER TOWN COUNCIL

RECOMMENDATIONS OF THE POLICY AND PLANNING COMMITTEE ARISING FROM ITS MEETING HELD IN THE ALAN DEAN SUITE, UTTOXETER TOWN HALL ON TUESDAY, 26 APRIL 2022 AT 10.00 AM

As in accordance with Standing Order 3(p), due to apologies being received from the Chair and Vice-Chair of the Committee, it was unanimously agreed that Councillor MA Trenery be appointed as Chair for the meeting.

Chair – Councillor MA Trenery

Councillors: R Hawkins, P Lancaster, N Lowe,
Officer in attendance – T Jeffery, Town Clerk

1. CHAIR'S WELCOME

The Chair provided a brief on the fire procedure in the event of a fire, provisions of the Filming of Meetings as in accordance with "The Openness of Local Government Bodies Regulations 2014" and the use of mobile phones during the meeting.

2. APOLOGIES FOR ABSENCE

(a) The Clerk reported that approved apologies had been received from Councillors M Williams (Chair), H Headech (Vice-Chair), Z Krupski and C Sylvester (ex-officio).

RECOMMENDED that the same be noted and approved.

(b) To minute the names of Councillors who are absent, and apologies have not been received. Councillor L Sylvester.

RECOMMENDED that the same be noted.

3. PUBLIC PARTICIPATION

In accordance with Standing Order 3(e-h), the meeting be adjourned for up to 15 minutes to allow for public participation where members of the public may make representations, answer questions and give evidence at a meeting which they were entitled to attend in respect of the business on the Agenda.

The period of time designated for public participation at a meeting as in accordance with standing order 3(e) shall not exceed (3) minutes unless directed by the Chair of the meeting. It was noted that Members of the public may not take part in the Council meeting itself.

It was noted that no members of the public were in attendance.

4. DECLARATIONS OF INTEREST

Declaration of any disclosable pecuniary interest in a matter to be discussed at the meeting, and which was not included in the register of interests. Members were reminded that they were required to leave the room during the discussion and voting on matters in which they had a disclosable pecuniary interest, whether or not the interest was entered in the register of members' interests maintained by the Monitoring Officer.

None received.

5. GREEN SPACES PROJECTS

The Clerk reported receipt of an email dated 24 March 2022 received from Everyone Active, as issued to Members on 24 March 2022. Committee instruction was sought.

Committee was advised that Everyone Active response included:

- They had gained quotes to rectify some minor plumbing and electrical issues at Pennycroft.

Signed: Date:

- Sent quotes to Staffordshire Football Association to start the application process to apply for football foundation money to support these upgrades. Committee was advised that they were not aware of timescales for such applications.
- They had 4 other changing rooms that require more significant upgrades and that Pennycroft may well be one of the last to upgrade.
- With regard to the bowling provision at the park, as mentioned before ESBC would need to make that decision. Updates would be provided on this matter in due course.

Committee instruction was sought. Following due debate, it was

RECOMMENDED that the Clerk write to Everyone Active to:

- (i) Express Committees thanks for the update.
- (ii) Given quotations have been gained for rectifying some minor plumbing and electrical issues at Pennycroft Community Park changing rooms, Committee wishes to seek clarification that the minor repairs are being carried out.
- (iii) Advise that Committee are keen to continue to receive updates on the possibility of a bowling provision being incorporated at Pennycroft Community Park.

6. ESBC – P/2022/00404 LAND WEST OF UTTOXETER, A50 BYPASS

The Clerk reported receipt of a letter dated 8 April 2022 received from ESBC's Principal Planning Officer notifying Council that "A Screening Opinion has been received by ESBC. The information received can be viewed on the website via <http://www.eaststaffsbc.gov.uk/planning/applications-and-decisions/screeningandscoping-opinions> A Scoping Opinion is submitted when a developer considers that an Environmental Impact Assessment (EIA) is necessary and requires the Council to provide advice on issues that should be addressed as part of this document. A Screening Opinion seeks a decision from the Council as to whether an Environmental Impact Assessment (EIA) is required to be submitted as part of a future planning application, the developer has to provide a reasonable level of information to enable the screening process to be undertaken. Planning authorities are not required by law to consult any other bodies, but in some instances may do so when expert advice is needed i.e. issues in relation to ecology, flood risk etc. The Council have 3 weeks to consider Screening Opinions and 5 weeks for Scoping Opinions, which can be extended with the agreement of the applicant; notifications are sent to Ward Councillors and Parish Councils for information purposes only, and are not formal consultations on which the Council will accept comments. Copies of the formal opinion of the Council in relation to the above are available on the website," as forwarded to Members on 8 April 2022. Committee instruction was sought. Following due debate, it was

RECOMMENDED that the same be noted.

7. ESBC - RESTRICTION OF PERMITTED DEVELOPMENT RIGHTS FROM C3 (DWELLING HOUSE) TO C4 (SMALL HMO) WITHIN THE SETTLEMENT BOUNDARY OF BURTON ON TRENT

The Clerk reported receipt of an email dated 8 April 2022 received from ESBC's Planning Policy Officer regarding the above mentioned, as forwarded to Members on 12 April 2022. Committee instruction was sought. Following due debate, it was

RECOMMENDED that the Clerk write to ESBC's Planning Policy Officer to:

- (i) Enquire why the restriction of permitted development rights from C3 to C4 only applies to the settlement boundary of Burton on Trent and seek an explanation on why the whole Borough is not included.
- (ii) Advise that Committee would welcome the restriction of permitted development rights from C3 to C4 to cover Uttoxeter.

8. PARISH ONLINE NEWSLETTER – MARCH EDITION

The Clerk reported receipt of the Parish Online Newsletter, dated 31 March 2022, as forwarded to Members 31 March 2022. It was noted that the correspondence included valuable information on Energy Performance Certificate data which was interesting from a Climate Change point of view and information on the export facility for Asset Registers. Following due debate, it was

RECOMMENDED that the Clerk furnish The Globe Foundation with a copy of the above mentioned email for their information/action accordingly.

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9. RURAL SERVICES NETWORK CORRESPONDENCE

The Clerk reported receipt of the following:

- (a) Invitation to RSN Seminar: Rural Decarbonisation - 11am Wednesday, 27 April 2022 Online via Zoom, as forwarded to Members on 6 April 2022.
- (b) Further invitation to RSN Seminar: Rural Decarbonisation on 27 April 2022 as forwarded to Members on 12 April 2022.

RECOMMENDED that with respect to 9(a)-(b) as above, it was noted that no Members would be in attendance at the meeting on 27 April 2022.

- (c) Invitation to RSN Seminar: Rural Digital Connectivity - 11am Wednesday, 25 May 2022 Online via Zoom, as forwarded to Members on 13 April 2022.

RECOMMENDED that the Clerk liaise with Councillors Williams and Headech to seek their availability for attending the RSN Seminar: Rural Digital Connectivity on Wednesday, 25 May 2022.

10. UTTOXETER NEIGHBOURHOOD PLAN – REVIEW

As Recommended by Committee at its meeting held on 22 March 2022:

- (i) *The Clerk issue Members forthwith, with the link to the made Uttoxeter Neighbourhood Plan.*
- (ii) *Members review and make any comments to the Clerk on Section 1-5 in readiness for the next Committee meeting on 26 April 2022.*
- (iii) *The Clerk write to ESBC to seek a timetable for ESBC reviewing The Local Plan.*
- (iv) *The Clerk include the Uttoxeter Neighbourhood Plan – Review for consideration by Committee at its next meeting.*

- (a) Following the link for the Uttoxeter Neighbourhood Plan being issued to Members on 22 March 2022, the Clerk reported receipt of a response received from Councillors Williams and Lowe providing their comments on Section 1-5. It was noted that the Neighbourhood Plan was made in March 2017 covering 2012-2031 and that, some priorities had changed since this date, Environment Bill had been brought in, etc. It was noted that Committee had agreed to review the Plan in sections.

It was noted that the Clerk had all contact details for the original members of the Uttoxeter Neighbourhood Plan Steering Group and that in the near future, a meeting would need to be convened for them to consider Committees suggestions.

Councillor Lowe paid tribute to the amount of detail and the volume of work involved in producing the current Uttoxeter Neighbourhood Plan. He provided Committee with a brief update on him progressing discussions with Uttoxeter Rural Parish Council with respect to the possibility of a link road from Stafford Road to service the M6. Councillor Trenergy and the Clerk provided Councillor Lowe with a brief overview on the Council previously requesting a link road from Bramshall to the A50 to reduce town centre traffic from heavy goods vehicles, etc.

Committee gave consideration to the Objectives of the Neighbourhood Plan (Page 23) as included within the current Neighbourhood Plan as follows:

- (i) *Town Centre – To rejuvenate Uttoxeter’s centre, increasing footfall by making it a more attractive place to visit, shop and hold community events.* Following due debate, it was

RECOMMENDED that the information as included under Town Centre remains relevant at this time.

- (ii) *Design and Heritage – Safeguard the quality of the built environment and heritage assets that can be celebrated as a key part of Uttoxeter’s history, character and identity.* Following due debate, it was

RECOMMENDED that the information as included under Design and Heritage be reviewed by Committee at its next meeting and possibly include examples of properties.

- (iii) Business and Economy - *To promote and protect economic activity appropriate to the character of Uttoxeter and encourage job opportunities, particularly for the young.* Following due debate, it was

RECOMMENDED that the information as included under Business and Economy be reviewed by Committee at its next meeting and include detail of building/units/facilities for office space/appropriate mix for the Town and its needs.

- (iv) Transport – *To improve and retain key local connections to ensure that there is appropriate transport infrastructure and improved public transport to meet the proposed growth of Uttoxeter.* Following due debate, it was

RECOMMENDED that the information as included under Transport be reviewed by Committee at its next meeting and include sustainable transport, transport links across the town and electrical charging points.

- (v) Leisure and Recreation – *The plan will support the delivery of improved and new leisure and recreation facilities, specifically sports pitches and amenities for young people where they are easily accessible to residential areas and offer opportunities for health and exercise.* Following due debate, it was

RECOMMENDED that the information as included under Leisure and Recreation be reviewed by Committee at its next meeting and include detail updated information on ‘support the delivery of improved and new leisure and recreation facilities, specifically sports pitches and amenities for all age groups where they are easily accessible to residential areas and offer opportunities for health and exercise including footpaths, sailing/boating, range of sporting and leisure activities.’

- (vi) Environment – *To support, protect and enhance Uttoxeter’s rural character and landscape value.* Following due debate, it was

RECOMMENDED that the information as included under Environment be reviewed by Committee at its next meeting and include detail of Biodiversity and green corridors.

- (vii) Housing – *To provide the right mix and type of new housing to meet the particular needs of Uttoxeter, supported by appropriate infrastructure, whilst enhancing the character and identity of the town.* Following due debate, it was

RECOMMENDED that the information as included under Housing remains relevant at this time.

- (viii) Community Facilities – *To provide additional community facilities and opportunities for wider community uses, particularly for young people, older people and for sports and activities.* Following due debate, it was

RECOMMENDED that Community Facilities be retitled to ‘Community Facilities/Opportunities and Infrastructure’ and be reviewed by Committee at its next meeting to include prominent detail of healthcare provisions, lack of ambulances, etc.

- (ix) Committee gave consideration to ‘Our Aspirations’ (Page 24) as included within the current Neighbourhood Plan which included four key aims as follows:

- *All you need in one place;*
- *A great place for business;*
- *A well-connected community;*
- *A vibrant town centre.*

Following due debate, it was

RECOMMENDED that ‘Our Aspirations’ as included within page 24 of the current Neighbourhood Plan be updated to include the following five key aims:

- All you need in one place;

Signed: Date:

- A great place for business;
- A well-connected community;
- A vibrant town centre;
- A Sustainable and Biofriendly Uttoxeter.

- (b) Committee was asked to give consideration to Members reviewing and making comments on 6 – The Planning Policies - Town Centre Polices TC1-TC4 and Design and Heritage Policies D1-D4 in readiness for consideration by Committee at its meeting scheduled to take place on 24 May 2022. Committee instruction was sought. Following due debate, it was

RECOMMENDED that:

- (i) The Clerk seek an update from ESBC on the timescales for ESBC reviewing the Local Plan.
- (ii) Members provide the Clerk with their comments on 6 – The Planning Policies - Town Centre Polices TC1-TC4 in readiness for review by Committee at its next meeting.
- (iii) Committee consider at its next meeting a supporting statement to be included within the reviewed Neighbourhood Plan for Biodiversity.
- (iv) The Clerk seek advice from Urban Imprint on updating the current Neighbourhood Plan (Consultants appointed previously for the production of the Uttoxeter Neighbourhood Plan).

11. PLANNING APPLICATIONS

Committee gave consideration to the undermentioned Planning Applications:

- (a) P/2022/00389 - Crown thinning and end weight reduction of selected limbs growing towards the property to one Beech tree by 1.5m (TPO 157) - Lindale, Bridge Road, ST14 8BA.
- (b) P/2022/00381 - Listed Building Consent for the internal and external alterations to repair and make good the fabric and internals of the building to facilitate the change of use of vacant public house into a flexible commercial, business or service use (Class E) - Wheatsheaf Inn, 54 Bridge Street, ST14 8AP.

RESOLVED that with respect to Planning Application No.:

- (i) P/2022/00389, Committee objects to the application due to the following:
 - The proposed works requiring an expert assessment as to whether there are any risks presented by this tree;
 - Ascertain what would be proper remedial action.
- (ii) P/2022/00381, Committee had no comment to make at this stage.

12.

COMMITTEE IN PRIVATE – PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

Pursuant to Section 1(2) of the above Act it was requested that the public and press were not present due to the confidential nature of the business to be transacted and were asked to withdraw.

RECOMMENDED that the same be noted and approved.

13. ALLOTMENTS UPDATE

- (a) The Clerk reported receipt of an email dated 25 March 2022 received from ESBC’s Solicitor as circulated to Members with their Agenda packs. Committee instruction was sought.
- (b) The Clerk reported receipt of an email dated 11 April 2022 received from Council’s Solicitor, as forwarded to Members on 14 April 2022 with respect to the Lease of Westlands Road Allotments. Committee instruction was sought.

RECOMMENDED that with respect to 14(a)-(b) as above:

- (i) The Clerk liaise with Councillor Headdech on the correspondence received from Council’s Solicitor dated 11 April 2022 as circulated to Members.
- (ii) Be deferred for consideration by Committee at its next meeting.

14. S106 UPDATE

The Clerk reported that an update was awaited from ESBC. She reported that she had issued a further reminder email on 14 April 2022 following the meeting held on 18 February 2022. Committee instruction was sought.

RECOMMENDED that the Clerk make further contact with ESBC’s Planning Manager to seek an update on S106 as agreed in the meeting on 18 February 2022.

The meeting closed at 11.35 am.

Signed: Date: