

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 12 SEPTEMBER, 2018 AT 3:00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Allen, F.W.C. (Vice-Chairman – in the Chair)
 Councillors

Buttery, M. (substituting for C. Lea)	Smith, C.D.
Dudson, A.	Snape, P.A.
Fisher, P.A.	Todd, Mrs. D.M.
Hoare, M.W.A.	Witton, P. (substituting for Ms. L. Tait)
Pearson, A.R.	Woodhead, P.E.

(The Chairman advised that the order of the agenda would be amended slightly and item 5 (Application CH/18/248) would be considered before item 4 (Application CH/18/080).

44. Apologies

Apologies for absence were received from Councillors Mrs. S.M. Cartwright (Chairman), Miss J. Cooper, C. Lea, Mrs. P.Z. Stretton, M. Sutherland and Ms. L. Tait. In the absence of the Chairman, Councillor F.W.C. Allen, the Vice-Chairman, took the Chair.

Notification had been received that Councillor P. Witton would be acting as substitute for Councillor Ms. L. Tait and Councillor M. Buttery would be acting as substitute for Councillor C. Lea.

45. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

Member	Interest	Type
Fisher, P.A.	Application CH/18/224, 132 Chaseley Road, Rugeley WS15 2LH – residential development, erection of 2 detached dwellings (demolish existing dwelling) – Members daughter lives to the rear of the application site	Personal and Pecuniary

46. Disclosure of lobbying of Members

Councillors F.W.C. Allen and P. Woodhead confirmed they had been lobbied in respect of Application CH/18/224, 132 Chaseley Road, Rugeley – residential development, erection of 2 detached dwelling (demolish existing dwelling).

47. Minutes

RESOLVED:

That the Minutes of the meeting held on 22 August, 2018 be approved as a correct record and signed.

48. Members' Requests for Site Visits

Councillor P. Snape requested that a site visit be undertaken in respect of an application that was not listed on the agenda. It was in relation to application CH/18/240, The Ascot Tavern, Longford Road, Cannock WS11 1NE – demolition of existing building and erection of new building for use as a convenience shop (Class A1) and a mix of shop, financial and professional services (Class A1/A2), parking and associated works. The reason for the site visit was to assess the traffic implications.

RESOLVED:

That a site visit be undertaken in respect of Application CH/18/240, The Ascot Tavern, Longford Road, Cannock WS11 1NE – demolition of existing building and erection of new building for use as a convenience shop (Class A1) and a mix of shop, financial and professional services (Class A1/A2), parking and associated works.

Reason: to assess the traffic implications

49. Application CH/18/013, 272 Hednesford Road, Norton Canes, Cannock. WS11 9SA - Demolition of former Sycamore Bowling Club and ancillary timber structures, construction of new access road and erection of 12 houses and 1 bungalow and associated parking and amenity

The Development Control Manager advised that the application had been deferred to enable officers to discuss an issue that had arisen regarding the provision of waste and recycling facilities with the applicant.

50. Application CH/18/237, 164 Burntwood Road, Norton Canes, Cannock. WS11 9RL – Demolition of existing garage and carport and erection of 1 no. detached dwelling (outline application including access)

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.34 – 6.47 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by John Reynolds, the applicant's agent, speaking in favour of the application.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

51. Application CH/18/224, 132 Chaseley Road, Rugeley. WS15 2LH – Residential development – erection of 2 detached dwelling (demolish existing dwelling)

Having declared a personal and pecuniary interest Councillor P. Fisher left the meeting whilst the application was determined.

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.48 – 6.69 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by John Heminsley, the applicant's agent, speaking in favour of the application.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

52. Application CH/18/248, 47 Manor Avenue, Cannock. WS11 1AA – Proposed two storey side extension and single storey rear extension

Consideration was given to the report of the Development Control Manager (Item 6.104 – 6.115 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Helen Lyonette, an objector.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

Notwithstanding the approved plans, no windows shall be incorporated in the side elevation of the proposed extension marked as "proposed side elevation" on Dwg.No.309/WD/03 for the lifetime of the development.

Reason: To protect the amenity of adjacent occupiers.

53. Application CH/18/080, Land west of Pye Green Road, Hednesford – reserved matters application for phases 2 and 3 comprising 481 dwellings with associated access (appearance, landscaping, layout and scale for approval) pursuant to outline planning permission CH/11/0395

Consideration was given to the report of the Development Control Manager (Item 6.70 – 6.103 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mark Elliott, the applicant's agent, speaking in favour of the application.

The Development Control Manager advised that there were a number of unresolved issues when the report had been compiled. However, these had now been resolved and therefore an update sheet was circulated to Members which provided the following information:-

"Following compilation of the report for the Committee agenda, officers have received consultation responses from Highways and Landscaping.

Highways and Landscaping have removed their objections, subject to the imposition of suitable conditions.

The schedule of conditions has therefore been updated as follows:

1. The external materials and boundary treatments to be used in the construction of the dwellings hereby approved shall be in accordance with the details set out in Drawing No. B6464 PL-10 Rev C.

Reason: In the interests of amenity in accordance with Policy CP3 of the Cannock Chase Local Plan and in order to allow some flexibility in the use of materials should the approved materials no longer be available during the protracted construction period.

2. No dwelling hereby approved shall be occupied until a scheme for the provision of bird boxes to be incorporated into the dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the

Installation of 15 integrated house sparrow nest boxes in new buildings within the site.

Installation of 15 integrated swift nest boxes in new buildings within the site.

Installation of 15 starling nest boxes on new buildings within the site.

The bird and bat boxes shall thereafter be installed in accordance with the approved scheme.

Reason: In the interests of conserving and enhancing the nature conservation value of the site in accordance with Policy CP12 and paragraph 118 of the National Planning Policy Framework.

3. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting (showing a hierarchy of tree planting), surface treatment & construction details for the site and details of service runs (for sewers, electric and gas) has been submitted to

and approved by the Local Planning Authority. The details shall be in the form as specified in Annex C of the Supplementary Planning Guidance 'Trees, Landscape and Development'.

The approved landscape works shall be carried out in the first planting and seeding season following the occupation of any buildings or the completion of the development whichever is the sooner.

Reason: In the interest of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

4. Prior to the occupation/use of any dwelling or building, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall stipulate the future management and maintenance of the proposed and existing landscape features including all trees and hedges within and overhanging the site.

Reason: In the interests of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

5. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

6. Notwithstanding the details shown on drawing number B6464/PL/02/P8 the development hereby approved shall not commence until a scheme detailing cycle way and footpath linkages from the highway layout to the boundary of the SANGS and onto Pye Green Road, together with a timetable for their implementation, has been submitted to and approved by the Local Planning Authority. The works comprising the approved scheme shall thereafter be implemented in accordance with the approved timetable.

Reason: To ensure that the proposed development links into the wider development of this strategic housing site in accordance with the approved Master Plan in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

7. No part of the development hereby approved shall commence or any actions likely to interfere with the biological function of the retained trees and hedges shall take place, until details for tree and hedge protection have been submitted to and approved by the Local Planning Authority and the works comprising the approved scheme have been implemented. Details shall

include the position and construction of all fencing and the care & maintenance of the trees & hedges within.

Within the enclosed area known as the Tree Protection Zone, no work will be permitted without the written consent of the Local Planning Authority. No storage of material, equipment or vehicles will be permitted within this zone. Service routes will not be permitted to cross the Tree Protection Zones unless written consent of the Local Planning Authority is obtained. The Tree Protection Zone will be maintained intact and the vegetation within maintained until the cessation of all construction works or until the Local Planning Authority gives written consent for variation.

Reason: To ensure the retention and protection of the existing vegetation which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

8. Notwithstanding details of the approved plans no dwelling on the site shall be occupied until a detailed scheme for the emergency access including bollard specification has been submitted to and approved in writing by the Local Planning Authority and the works comprising the approved scheme have been implemented.

Reason: To ensure that the emergency access does not allow general access by motor vehicles into the site in the interests of public safety.

9. The development hereby permitted shall not be brought into use until the access, parking and turning areas have been provided in accordance with Drawing No. 17041 103, Revision A and shall thereafter be retained for the life of the development.

Reason: To comply with the objectives and policies contained within the NPPF, Para 109 and to comply with the Cannock Chase Local Plan Policy CP10. In the interests of highway safety

10. All garages shall be retained for the parking of motor vehicles and shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: To comply with the objectives and policies contained within the NPPF, Para 109 and to comply with the Cannock Chase Local Plan Policy CP10. In the interests of highway safety.

11. The development hereby permitted shall not be brought into use until the visibility splays shown on Drawing No. 17041 08, Revision C have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason: To comply with the objectives and policies contained within the NPPF

and to comply with the Cannock Chase Local Plan Policy CP10. In the interests of highway safety.

12. Prior to occupation of the development a scheme for the provision and design of bin storage collection points together with a timetable for the implementation of the scheme, shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter retained as such for the lifetime of the development.

Reason: To provide a necessary facility, in accordance with Local Plan Policy CP3.

13. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drg No. B6464 PL 01

House Type Drg No.s: B6464 PL 110, 111, 112, 113, 114, 115, 116 Rev A, 117, 118 Rev A, 119, 120, 121 Rev A, 122, 123, 124 Rev A, 125, 126 Rev A, 127, 128 Rev A, 129 Rev A, 130 Rev A, 131, 132, 133, 140 Rev A, 141 Rev A, 142 Rev A, 143 Rev B & 144 Rev A.

Site Layout Tracking – Drg No. 17041-07 Rev C Received 28 August 2018

Proposed Site Layout – Drg No. B6464 PL 02 Rev P8 Received 28 August 2018

S38 Adoption Plan Drg No. 17041-103 Rev A – Received 5 September 2018

Visibility & Dimensions – Drg No. 17041-08 Rev C – Received 5 September 2018

Materials & Boundary Treatments - B6464 PL-10 Rev C – Received 10 September 2018.

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to the Developer:

- i. Any soakaway should be located a minimum of 4.5m rear of the highway boundary.
- ii. The developer's attention is brought to the comments of Staffordshire Police in respect to the desirability of achieving Secured by Design accreditation.
- iii. The works required within condition 9 above require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure

that approvals and agreements are secured before commencement of works”.

The Development Control Manager asked that should Members be minded to approve the application the conditions and reasons be delegated to officers to ensure that the wording was accurate.

Councillor Pearson raised concern regarding a section of a hedge within the development that had been removed and replaced with small shrubs. The Development Control Manager asked the Councillor to speak to him outside of the meeting with regards to this issue.

RESOLVED:

That the application be approved subject to relevant conditions and reasons and these be delegated to the Development Control Manager.

54. Application Ch/18/245, JK’s Bar and Bistro, 77 High Green, Cannock. WS11 1BN – variation of condition 2 (hours restriction) on planning permission CH/94/0564 to extend opening hours

Consideration was given to the report of the Development Control Manager (Item 6.116 – 6.128 of the Official Minutes of the Council).

A number of Members expressed reservations regarding the extended opening hours. The Planning Officer confirmed that officers were proposing different hours to what the applicant had applied for. He clarified that the hours being proposed by officers were outlined in Condition 2 and that the permission be approved for a temporary period of 12 months from the date of the decision in order to fully assess the impact of the extended hours. He confirmed that this could be reduced to 6 months should Members consider this appropriate.

RESOLVED:

That the application be approved for a temporary 6 month period subject to the conditions contained in the report for the reasons stated therein.

The meeting closed at 4.20 p.m.

CHAIRMAN