

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 5 DECEMBER, 2018 AT 3:10 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

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

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

(The meeting started at 3.10pm due to the site visits running over slightly).

79. Apologies

Apologies for absence were received from Councillors Mrs. S.M. Cartwright (Chairman), C.D. Smith and M. Sutherland.

In the absence of the Chairman, Councillor Mrs. S.M. Cartwright, the Vice-Chairman, Councillor F.W.C. Allen took the Chair.

Notification had been received that Councillor M. Buttery would be acting as substitute for Councillor C.D. Smith.

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

Member	Interest	Type
Pearson, A.R.	Application CH/18/384, 5's Pavilion and Sport Ground, Bradbury Lane, Hednesford, Cannock WS12 4EP – car park extension to provide 57 additional spaces – Member is a Town Councillor and has been involved in discussions in relation to the application. He considered he had predetermined the application and would speak before moving to the public gallery whilst the application was determined.	Predetermination

Woodhead, P.E. Application CH/18/384, 5's Pavilion and Sport Ground, Bradbury Lane, Hednesford, Cannock WS12 4EP – car park extension to provide 57 additional spaces – Member has been involved in discussions in relation to the application and therefore considered he had predetermined the application Predetermination

81. Disclosure of lobbying of Members

None

82. Minutes

RESOLVED:

That the Minutes of the meeting held on 14 November, 2018 be approved as a correct record and signed.

83. Members' Requests for Site Visits

Councillor Pearson requested that a site visit be undertaken in respect of Application CH/18/121, Residential development comprising 52 no. dwellings including access, landscaping, public open space and demolition of all existing buildings, Common Farm, 427 Pye Green Road/Limepit Lane, Cannock WS12 4HS.

RESOLVED:

That a site visit be undertaken in respect of Application CH/18/121, Residential development comprising 52 no. dwellings including access, landscaping, public open space and demolition of all existing buildings, Common Farm, 427 Pye Green Road/Limepit Lane, Cannock WS12 4HS.

Reason: To view the effect the development would have on the area and to assess the traffic management aspect

84. Application CH/17/359, Land at corner of Hednesford Road and Rutland Avenue, Rugeley, WS15 1JN – residential development, erection of 4 dwellings with associated access, landscaping and parking

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.1 – 6.24 of the Official Minutes of the Council).

Prior to the determination of the application representations were made by Mark Dauncey (Pegasus) 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.

85. Application CH/18/346, 92 Burntwood Road, Norton Canes, Cannock WS11 9RG – Residential development:- erection of 1 detached dwelling (outline application including access and layout only)

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.25 – 6.41 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Councillor J. Preece, Ward Councillor and Josh Newbury, Parish Councillor who were both objecting to the application. Further representations were made by Jayne Joiner, the applicant, who was 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.

86. Application CH/18/247, Former Cannock Royal British Legion, 21 Stafford Road, Cannock, WS11 4AF, Demolition of existing building and erection of 24 bedroom House of Multiple Occupancy (HMO) and associated works

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.42 – 6.63 of the Official Minutes of the Council).

The Development Control Manager circulated an update to the Committee which provided the conditions and reasons and an Informative which would be applied to the permission should Members be minded to approve the application.

The update was read out for the benefit of those in attendance who had not received a copy. The conditions and reasons and Informative contained in the update were as follows:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. No part of the development hereby approved shall be undertaken above ground level until details of the materials to be used for the external surfaces have been submitted to and approved by the Local Planning Authority.
Reason: In the Interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC2 (where applicable) and the NPPF.

3. No part of the development hereby approved shall be undertaken above ground level until details of the trickle vents and glazing specification to be used for the scheme have been submitted to and approved by the Local Planning Authority.
Reason: In the interest of residential amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.
4. No development shall take place until the applicant has secured the implementation of a programme of archeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.
Reason: To ensure that archeological interests are properly secured and to ensure compliance with Local Plan Policy CP15 and the NPPF.
5. The house in multiple occupancy hereby approved shall not be occupied until a scheme for the provision of a bat roost, bird boxes and sparrow terrace (as recommended within the preliminary bat roost assessment and bird survey dated 20 November 2018) has been submitted and approved by the Local Planning Authority and implemented in full. The roost, bird boxes and sparrow terrace shall thereafter be retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.
Reason: To compensate against the loss of bat roosting habitat as a result of the development in accordance with Policy CP12 of the Cannock Chase Local Plan.
6. No phase of the development shall take place, including any demolition works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:
 - Arrangements for the parking of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Construction hours
 - Delivery routeing and hours
 - Recorded daily inspections of the private road/adopted highway leading to the site access
 - Measures to remove mud or debris carried onto the private road/adopted highwayReason: To comply with Paragraph 108 and 110 of the NPPF (July 2018) and in the interest of Highway Safety.
7. The development hereby permitted shall not be commenced until details of the foundation construction and reinstatement of the footway around the building have first been submitted to and approved in writing by the Local Planning Authority, which shall thereafter be constructed in accordance with the approved plans.
Reason: To comply with Paragraph 108 and 110 of the NPPF (July 2018) and in the interest of Highway Safety.
8. Prior to first occupation of the development, secure (and weatherproof) cycle parking shall be provided in accordance with Drawing no. 10683-02 Revision F

and shall thereafter be retained and maintained for the life of the development.
Reason: To comply with Paragraph 108 and 110 of the NPPF (July 2018) and in the interest of Highway Safety.

9. Notwithstanding the submitted plans, the smoking area/cycle store building shall be protected with 2m high railings and a gate opening inwards only for pedestrians/cyclists. The gate should not be wide enough to allow vehicular access i.e. less than 1.5m wide and maintained as such for the lifetime of the development.

Reason: In order to comply with paragraph 109 of the National Planning Policy Framework.

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

Design & Access Statement

Heritage Statement

Acoustic Design Statement

Management Plan

Preliminary Bat Roost Assessment and Bird Survey dated 20 November 2018

Site Block Plan

Drg. No.s 10683-01 & 02 Rev F.

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

Informative

Condition No. 4 requires a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreement.aspx>

A full survey of the building to determine any presence of asbestos containing materials will be necessary prior to the commencement of any demolition works. Demolition should be undertaken in accordance with Building Act provisions and BS 6187:2011 Code of Practice for full & partial demolition.

Attach FO Sprinkler Information

Attach SBD Information

Attach Waste Collection Team Information

Prior to consideration of the application representations were made by Mr. Borg who was objecting to the application and Julian Raxter speaking in favour of the application.

The Development Control Manager clarified a number of issues raised by the speakers. He further advised that the applicant had a similar property to that being proposed and this was located in Cradely Heath. He suggested that Members may

wish to consider undertaking a visit to this property to establish how it was run prior to determining this application.

RESOLVED:

That the application, which was recommended for approval, be refused for the following reasons:-

1. The site is located at the northern edge of Cannock town centre at a transition between the main town centre to the south of the B5012 Park Road and the predominantly residential areas to the north which are more domestic in scale and character and which front onto Park Road and Stafford Road. The proposed building, by virtue of its size, scale and three-storey design would not be well-related to existing buildings along the northern side of Park Road and Stafford Road to the detriment of the character of the area contrary to Policy CP3 of the Cannock Chase Local Plan and paragraph 127(c) of the National Planning Policy Framework.
2. The proposal would introduce a 24 bedroom house in multiple occupation, with no parking provision for the occupants into an area with little or no public parking or on-street parking provision within the immediate vicinity that would be suitable for parking by residents. This would lead to increased conflicts between existing and future residents over the limited parking within the vicinity of the HMO to the detriment of social cohesion and therefore increase the potential for crime and the fear of crime contrary to paragraph 127(f) of the National Planning Policy Framework.

(At this point in the proceedings the Committee adjourned for a short comfort break).

- 87. Application CH/18/016, Cedar Tree Hotel, 118 Main Road, Brereton – Change of use of the Grade II Listed Cedar Tree Hotel to provide 9 no. residential apartments, change of use of the annex to create 2 no. dwellings and development of the hotel car parks to create 16 no. new dwellings. The development will include demolition of a function room attached to the listed building.**

Consideration was given to the report of the Development Control Manager (Item 6.64 – 6.103 of the Official Minutes of the Council).

For the benefit of Members the Development Control Manager outlined the background to this application as detailed on Item No. 6.77 of the report, paragraph entitled “Background”.

Following a debate Councillor A. Pearson moved the Officers recommendation and this was seconded by Councillor P. Snape. Following a vote this motion fell.

As the Committee had failed to reach a decision on the application and in the absence of an alternative motion being put forward the Principal Solicitor suggested that in view of the concerns which Members had expressed with regard to the amount of the affordable housing contribution being offered they may wish to defer the

application to allow further discussions to take place between Officers and the applicant in relation to the off-site affordable housing contribution.

RESOLVED:

That the application be deferred to enable further discussions to take place between Officers and the applicant in relation to the off-site affordable housing contribution.

88. Application CH/17/348, Fallow Park, Rugeley Road, Hednesford, Cannock. WS12 0QZ – Residential development:- Erection of 3 no. houses

Consideration was given to the report of the Development Control Manager (Item 6.104 – 6.114 of the Official Minutes of the Council).

The Development Control Manager outlined the details and background to the application which had been deferred at the previous meeting.

RESOLVED:-

That the application be approved without an affordable housing contribution subject to the conditions contained in the report for the reasons stated therein.

89. Application CH/18/384, 5's Pavilion and Sport Ground, Bradbury Lane, Hednesford, Cannock WS12 4EP – car park extension to provide 57 additional spaces

Councillors A.R. Pearson and P.E. Woodhead declared they had predetermined the application. Councillor Pearson spoke in support of the application and then both Members moved to the public gallery whilst the application was determined.

Consideration was given to the report of the Development Control Manager (Item 6.115 – 6.131 of the Official Minutes of the Council).

RESOLVED:-

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

90. Note for Committee – Affordable Housing Policy Update

Consideration was given to the report of the Development Control Manager (Item 6.132 of the Official Minutes of the Council).

RESOLVED:

That the update in relation to the Affordable Housing Policy be noted.

The Chairman took the opportunity to wish all those present a Merry Christmas and a Happy New Year.

The meeting closed at 5.15pm.

CHAIRMAN