

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 14 NOVEMBER, 2018 AT 3:00 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 Snape, P.)	Lea, C.I.
Cartwright, Mrs. S.M.	Pearson, A.R.
Cooper, Miss J.	Stretton, Mrs. P.Z.
Dudson, A.	Sutherland, M.
Fisher, P.A.	Tait, Ms. L.
Hoare, M.W.A.	Woodhead, P.E.

(Councillor F.W.C. Allen advised that although the Chairman was present she had asked him to take the Chair for the meeting).

71. Apologies

Apologies for absence were received from Councillors C.D. Smith, P. Snape, and Mrs. D.M. Todd.

Notification had been received that Councillor M. Buttery would be acting as substitute for Councillor P. Snape.

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

Member	Interest	Type
Fisher, P.A.	Application CH/18/261, Demolition of existing public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use (re-submission of planning application CH/17/237) – The Academy Early Years Childcare, Main Road, Brereton, Rugeley WS15 1EE – Member is the Ward Councillor and had predetermined the application. He would speak on the application before moving to the public gallery whilst the application was determined	Predetermination

Dudson, A.	Application CH/15/0416, Residential development comprising 2 storey block of 8 no. 1 bed flats and one pair of semi-detached houses – Heron Court, Heron Street, Rugeley. WS15 2DZ – Member is the Ward and County Councillor	Personal
Dudson, A.	Application CH/18/261, Demolition of existing public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use (re-submission of planning application CH/17/237) – The Academy Early Years Childcare, Main Road, Brereton, Rugeley. WS15 1EE – Member is the Ward Councillor	Personal

73. Disclosure of lobbying of Members

Councillor P.A. Fisher declared that he had been lobbied in respect of Application CH/18/261, Demolition of existing public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use (re-submission of planning application CH/17/237) – The Academy Early Years Childcare, Main Road, Brereton, Rugeley. WS15 1EE.

Councillor M. Sutherland declared that he had been lobbied in respect of Application CH/15/0416, Residential development comprising 2 storey block of 8 no. 1 bed flats and one pair of semi-detached houses – Heron Court, Heron Street, Rugeley. WS15 2DZ.

74. Minutes

RESOLVED:

That the Minutes of the meeting held on 24 October, 2018 be approved as a correct record and signed.

75. Members' Requests for Site Visits

None

76. Application CH/15/0416, Residential development comprising 2 storey block of 8 no. 1 bed flats and one pair of semi-detached houses – Heron Court, Heron Street, Rugeley. WS15 2DZ

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.29 of the Official Minutes of the Council).

The Development Control Manager outlined the background to the application, as

detailed in the report.

RESOLVED:

(A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure a commuted sum for off-site affordable housing.

(B) That on completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

77. Application CH/17/348, Residential development:- erection of 3 no houses, Fallow Park, Rugeley Road, Hednesford. WS12 0QZ

Consideration was given to the report of the Development Control Manager (Item 6.30 – 6.57 of the Official Minutes of the Council).

The Development Control Manager circulated an update sheet to the Committee which stated that on the basis of 16 no. 4 and 5 bed detached houses at this location, Property Services are of the opinion that the Gross Development Value of the cumulative scheme would be between £8.985 million and £9.195 million. Therefore using the mathematical formula contained in Policy CP7 the affordable housing contribution is likely to be between £371,979.00 and £380,673.00.

Prior to the determination of the application representations were made by Steve Faizey, speaking in support of the application.

Following this the Development Control Manager asked that the Committee consider deferring the application so that officers could look at the points raised by the speaker, have the opportunity to review the position and submit a report to the next Planning Control Committee meeting. The Council's Principal Solicitor agreed with this suggestion and advised that the speaker had raised issues she was not aware of. She asked that the speaker provide the information he had raised during his representations to officers following the meeting.

RESOLVED:

That the application be deferred to allow Officers the opportunity look at the points raised by the speaker, review the position and submit a further report to the next Planning Control Committee.

78. Application CH/18/261, Demolition of existing public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use (re-submission of planning application CH/17/237), The Academy Early Years Childcare, Main Road, Brereton, Rugeley. WS15 1EE

Consideration was given to the report of the Development Control Manager (Item 6.58 – 6.114 of the Official Minutes of the Council).

The Development Control Manager circulated an update sheet to the Committee

which advised that reference was made in the officer report to the 2010 Habitats Regulation. However, the most up to date regulations are the 2017 Habitats Regulations. This does not alter the conclusions and recommendation arrived at in the report.

Prior to the determination of the application representations were made by Councillor P.A. Fisher, the Ward Councillor, speaking against the application. Having declared he had predetermined the application he then moved to the public gallery whilst the application was determined.

Further representations were made by Lillian Thompson who was speaking in support of the application.

RESOLVED:

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

The meeting closed at 3.50p.m.

CHAIRMAN