

Cannock Chase District Council

Planning Committee

14th January 2026

CH/25/0223 - 15, Post Office Lane, Slitting Mill, Rugeley, WS15 2UP

1. Following compilation of the report for the Committee agenda, the Council have received a further two representations and these are summarised as follows:
 - *Concerns are raised that a nearby resident has not been consulted on the application*
 - *The property will overlook into the rear amenity of neighbouring occupiers*
 - *The style of the property is not in keeping with the wider village and will look like an eyesore*
 - *The proposal will breach the minimum separation distances as set out within the Design Guide SPD*
 - *The proposal will encroach the building line to the south side of Post Office Lane*
 - *The proposal has will create a highway safety hazard, due to visibility issues and the objection of the SCC Highways department sets out that the proposal contradicts the objectives and policies contained within the National Planning Policy Framework.*

Concerns in respect of separation distances, the building line, the impact of the proposal on the character and appearance of the wider area and the impact of the scheme on highway safety have been addressed within the Officer's report.

Concerns in respect of consultation matters are noted, and Officers confirm that all adjoining occupiers were notified directly via letter, in accordance with statutory requirements set out within paragraph 029 of the Planning Practice Guidance.

2. Officers wish to set out to Members that the Council does not have a full five-year housing land supply, with the latest 2025 statement showing a supply of 1.61 years.
3. In the interest of clarification, tree T1 (Silver Birch) is a Category C tree, with a projected lifespan of less than 10 years. This tree is not due to be removed as part of the proposal, however Silver Birches are not generally expected to have a long lifespan in comparison to other trees.

4. In the interest of clarification, only neighbours were consulted as part of the most recent site layout plan (reference Proposed Site Plan 31213-01 Rev G), which shows minor levels of additional planting.
5. Officers wish to clarify exactly where a 1.3 metre shortfall in the 21.3 metre separation requirement, as set out within the Design Guide SPD, has been identified and noted in the Officer's report between principal windows of plot 2 and no. 13 Post Office Lane to the rear of the site. This is shown by the red line below and will also be identified for Members during the Members site visit prior to the committee meeting.



6. Following compilation of the report for the Committee agenda, the Council have received further comments from the Landscape Development Officer and these are set out in full below:

As previously stated, the proposal would be likely to lead to significant pressure to fell or carry out works to the retained trees to improve light levels and this remains the case with the submitted layout. Therefore, the originally submitted comments remain valid. Should the application be recommended for approval, the following issues must be addressed.

- Construction is proposed within the Root Protection Area of T1 and T2, T4, T5 & T10, as well as the hedge along the eastern boundary. It is strongly recommended to reduce the amount of works required within the Root Protection Area, such as reducing the size of the patios and ensuring no underground utility services run through them. This should be designed in collaboration with the project arboriculturist.*
- Service plans to be provided for approval, with the existing and proposed trees and protective fencing overlaid.*
- Following any layout amendments, and clarification of the utility service runs the Arboricultural Method Statement (AMS) can be updated to reflect the full scope of works and submitted for approval, outlining how the works can occur without causing detrimental effects.*
- Cross section of the cell-web path required which shows the proposed construction, as well as the existing and proposed levels of the path and the surrounding land, to ensure it is of no-dig construction. This should occur for the length of the boundary hedge.*

Proposed Planting

- Whilst the planting appears broadly acceptable. It isn't possible to assess it in full due to the lack of service plans and whether any services pass under where trees are proposed.*
- The tree within the front garden separating the two properties should be moved to be within the hedge along Post Office Lane, so there is a larger rooting zone for the tree to grow in. The hedge could be extended where the tree currently stands to delineate the boundary between the two properties.*
- Clarification of the tree and hedge species proposed to confirm their suitability.*

Summary

Whilst the new planting proposed is broadly acceptable, there is still an objection to the proposal due to the pressure the development will put on the existing trees for removal or substantial pruning.

- Recommend the layout is amended from two plots to one to alleviate this pressure.*
- If the applicant chooses to proceed with this layout, then a recommendation for refusal is made on the abovementioned arboricultural grounds.*

- *If the application is proposed for approval, then the following must be resolved.*
- *Works to be removed from the RPA of existing trees and hedges as far as practicable.*
- *Service plans to be provided for approval.*
- *Arboricultural Method Statement (AMS) to be updated that reflects any amendments and provided for approval.*
- *Adjustment of planting location of proposed tree within front garden and species proposed required for review.*

In respect of the above, the following additional planning conditions are proposed, should Members agree with the Officer's recommendation:

- Prior to the commencement of the development hereby approved above slab level, an Arboricultural Monitoring Statement in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The document will provide details of the groundworks to take place within the identified Root Protection Areas. The approved document shall thereafter be adhered to throughout the construction of the development.

Reason

In the interests of visual amenity and the longevity of off-site trees, to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

- Notwithstanding the approved details, prior to commencement above slab level of the development hereby approved, a fully detailed landscape and planting scheme shall be submitted to and approved in writing by the Local Planning Authority.

Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next planting season with others of similar size and species.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

CH/25/0235 - The Former Globe Inn, The Globe Site, East Cannock Road, Hedgesford, Cannock, WS12 1LZ

Following compilation of the report for the Committee agenda, Officers received a minor amendment and condition 9 (approved plans) has been altered to the following:

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

CANN-FRO-CAR-006-P-01F Block and Location Plan

CANN-FRO-CAR-006-P-04G Proposed Site Plan

CANN-FRO-CAR-006-P-09D Finishes Plan

CANN-FRO-CAR-006-P-12A Existing and Proposed Site Sections

1808TPP rev3

CANN-FRO-CAR-006-P-11B Existing and Proposed Site Levels

Lighting Assessment P189-900 Carbana Cannock

CANN-FRO-CAR-006-P-08 Proposed Valet Centre Plan and Elevations

Ancillary Equipment Plan FRO-CAR-006-P-10 Rev B

Reason

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