

**Please ask for:** Mrs. W. Rowe

**Extension No:** 4584

**E-Mail:** [wendyrowe@cannockchasedc.gov.uk](mailto:wendyrowe@cannockchasedc.gov.uk)

21 April 2026

Dear Councillor,

**Planning Control Committee**

**3:00pm, Wednesday 29 April 2026**

**Council Chamber, Civic Centre, Cannock**

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda. The meeting will commence at 3.00pm or at the conclusion of the site visit, whichever is later. Members should note that the following site visits have been arranged:

<b>Application Number</b>	<b>Application Location and Description</b>	<b>Start Time</b>
CH/25/0290	<b>Land adjacent to Greenslade, Victoria Street, Hednesford</b> Erection of a three-bed detached dwelling	2:05pm
CH/26/024	<b>85, Bar Sport, High Green, Cannock, WS11 1BJ</b> Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers.	2:30pm

Members are requested to meet at 2:05pm at the land adjacent to Greenslade, Victoria Street, Hednesford.

Please note that, following a risk assessment, Members undertaking site visits must wear full PPE or they will not be permitted on to the site. PPE in this case constitutes a hard hat, hi-vis vest, and safety footwear.

Yours sincerely,



**Tim Clegg**  
**Chief Executive**

To Councillors:

Fisher, P. (Chair)  
 Cartwright, S.M. (Vice-Chair)

Aston, J.	Lyons, N.
Elson, J.	Mawle, D.
Fitzgerald, A.	Samuels, G.
Hill, J.	Thornley, S.J.
Jones, P.	Wilson, L.
Jones, V.	

## Agenda

### Part 1

**1. Apologies**

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

To declare any personal, pecuniary, or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

**3. Disclosure of Details of Lobbying of Members**

**4. Minutes**

To approve the Minutes of the meeting 4 February 2026 (enclosed).

**5. Report of the Development and Policy Manager**

Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Development and Policy Manager.

Details of planning applications can be accessed on the Council's website by visiting [www.cannockchasedc.gov.uk/residents/planning-and-building-control/development-control/11-view-planning-applications-and-make](http://www.cannockchasedc.gov.uk/residents/planning-and-building-control/development-control/11-view-planning-applications-and-make)

### Site Visit Applications

	Application Number	Application Location and Description	Item Number
1.	CH/25/0290	<b>Land adjacent to Greenslade, Victoria Street, Hednesford</b> Erection of a three-bed detached dwelling	5.1 - 5.22
2.	CH/26/024	<b>85, Bar Sport, High Green, Cannock, WS11 1BJ</b>	5.23 - 5.37

Application Number	Application Location and Description	Item Number
<b>Application</b>	Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers.	
3. CH/26/101	<b>500B Littleworth Road, Cannock, Staffordshire WS12 1JB</b> Side extension with dormer to rear, and single storey front extension following demolition of existing garage.	5.38 - 5.46

**Cannock Chase Council**  
**Minutes of the Meeting of the**  
**Planning Control Committee**

**Held on Wednesday 4 February 2026 at 3:00pm**  
**in the Council Chamber, Civic Centre, Cannock**

**Part 1**

**Present:**  
Councillors

Fisher, P. (Chair)  
Cartwright, S. (Vice-Chair)

Elson, J.	Mawle, D.
Fitzgerald, A.	Samuels, G.
Hill, J.	Thompson, S. (Substitute)
Jones, P.	Thornley, S.J.
Jones, V.	Wilson, L.

*The Chair advised that the meeting was being recorded in accordance with Section 40 of the Council's Constitution, specifically the Protocol for Recording, Filming and social media at Meetings.*

**42. Apologies**

Apologies for absence were received from Councillors N. Lyons and J. Aston.

Notification had been received that Councillor S. Thompson would act as substitute for Councillor Lyons.

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

<b>Member</b>	<b>Interest</b>	<b>Type</b>
Jones, V.	Application CH/25/0329, Cannock Park Pavilion, Stafford Road, Cannock, WS11 4AF - Retrospective Permission for replacement of existing play area - <i>Member is a member of the Cannock Park Budget Group who agreed to the changes being made so she had, therefore, pre-determined the application.</i>	Pre-determination

**44. Disclosure of Details of Lobbying by Members**

None.

**45. Minutes**

**Resolved:**

That the Minutes of the meeting held 14 January 2026 be approved as a correct record.

**46. Planning application CH/25/0361, The Cabot, Church Street, Cannock, WS11 1DE - Demolition of The Cabot including all associated structures and external elements**

Following a site visit consideration was then given to the report of the Development and Policy Manager (Item 5.1 - 5.32) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application representations were made by Mike Kehoe, the applicant's demolition consultant, speaking in support of the application.

**Resolved:**

That delegated authority be granted to the Head of Economic Development and Planning to grant planning permission subject to the conditions contained in the report for the reasons stated therein.

*(Having declared she had pre-determined the following application, Councillor V. Jones left the meeting at this point and took no part in the decision-making making process).*

**47. Planning Application CH/25/0329, Cannock Park Pavilion, Stafford Road, Cannock, WS11 4AF - Retrospective permission for replacement of existing play area**

Consideration was given to the report of the Development and Policy Manager (Item 5.33 - 5.39) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

**Resolved:**

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

*(Councillor V. Jones returned to the meeting).*

**48. Application CH/25/0336, Heath Hayes Park, Wimblebury Road, Heath Hayes, Cannock, WS12 2EE - Installation of 2 x flag poles**

Consideration was given to the report of the Development and Policy Manager (Item 5.40 - 5.47) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

**Resolved:**

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

**49. Application CH/25/0344, Hagley Field with access from Rugeley Leisure Centre - works to improve accessibility along existing footpath**

Consideration was then given to the report of the Development and Policy Manager (Item 5.48 - 5.60) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

**Resolved:**

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

The meeting closed at 4.10pm.

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**Chair**

**Application:** CH/26/024

**Location:** Land adjacent to Greenslade, Victoria Street, Hednesford

**Proposal:** Erection of a three bed detached dwelling

## Site Visit Plan



Meeting Point

**Application:** CH/26/024

**Location:** 85, BAR SPORT, High Green, Cannock, WS11 1BJ

**Proposal:** Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers

## Site Visit Plan



Site meeting point

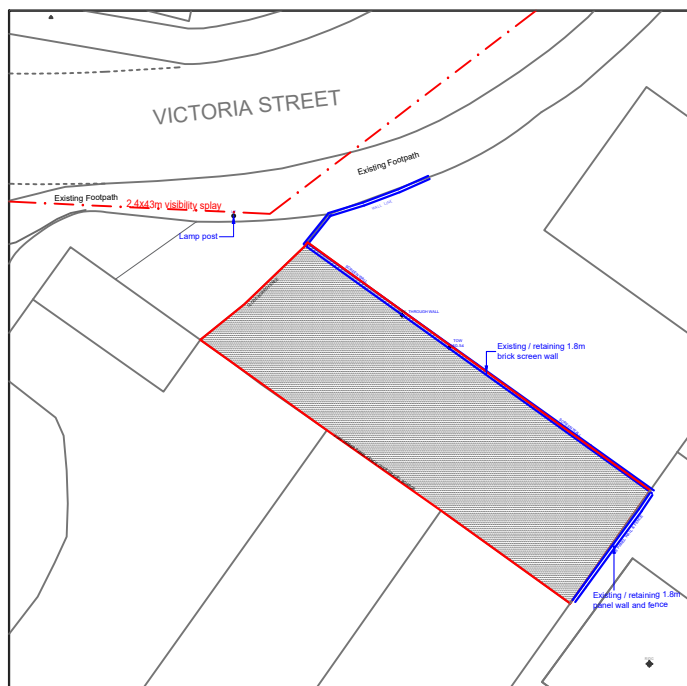
**Location:** Land adjacent to Greenslade, Victoria Street, Hednesford

**Proposal:** Erection of a three bed detached dwelling

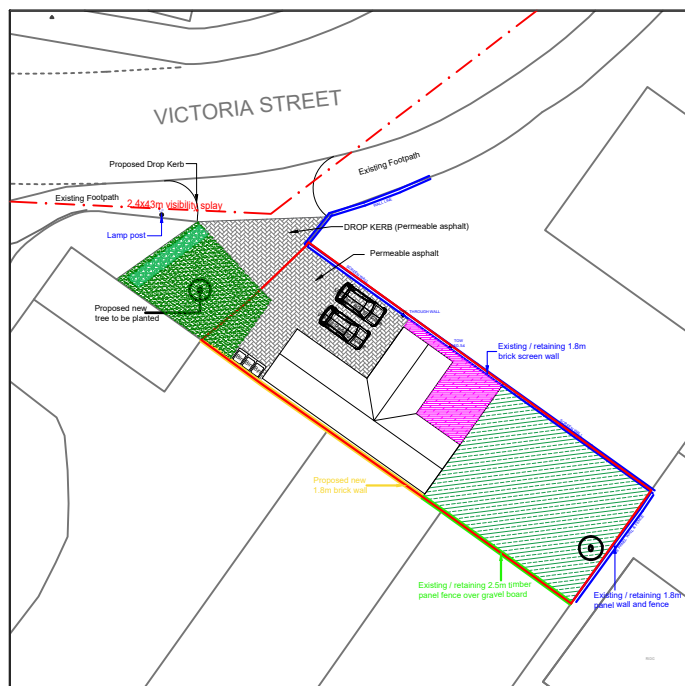


Site Location Plan

Pre-Development Plan Baseline Map



Development Baseline Map



Proposed tree: Photinia 'Red Robin' (standard form)
Approx. height: 1.8-2.0m
Approx. spread: 1-1.5m

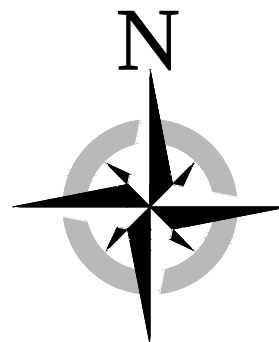
Onsite Habitat Plan | Symbology

Colour Code	Habitat Description
[Grey hatched]	Bare ground
[Circle with dot]	New tree planting (Photinia 'Red Robin' - standard form)
[Green hatched]	Vegetated garden
[Grey hatched]	Permeable asphalt (Driveway and parking area only)
[Green hatched]	New hedge
[Green hatched]	Soft landscaping (grass)
[Pink hatched]	Permeable block paving (patio area)

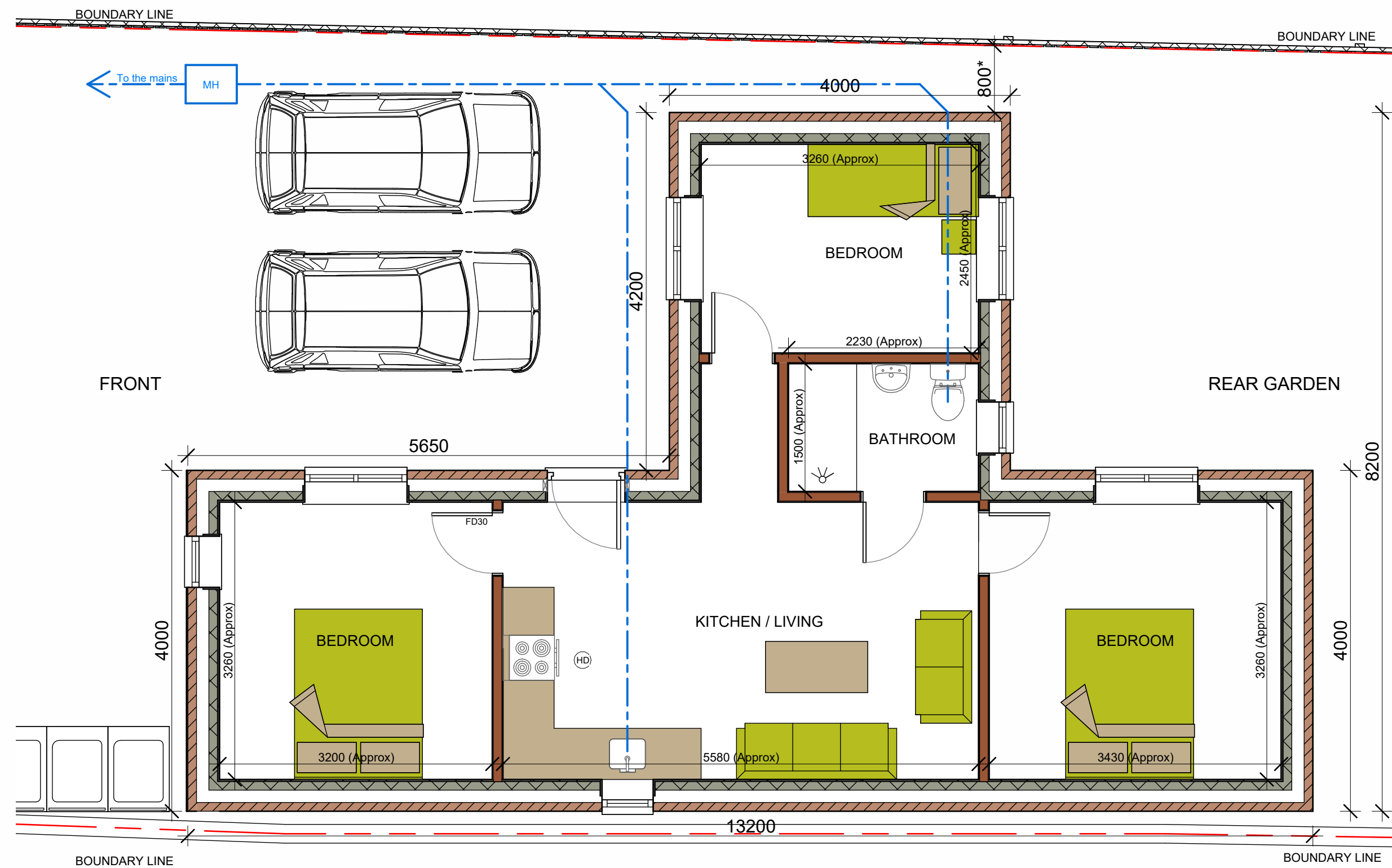


Meters @ 1:500 @ A4

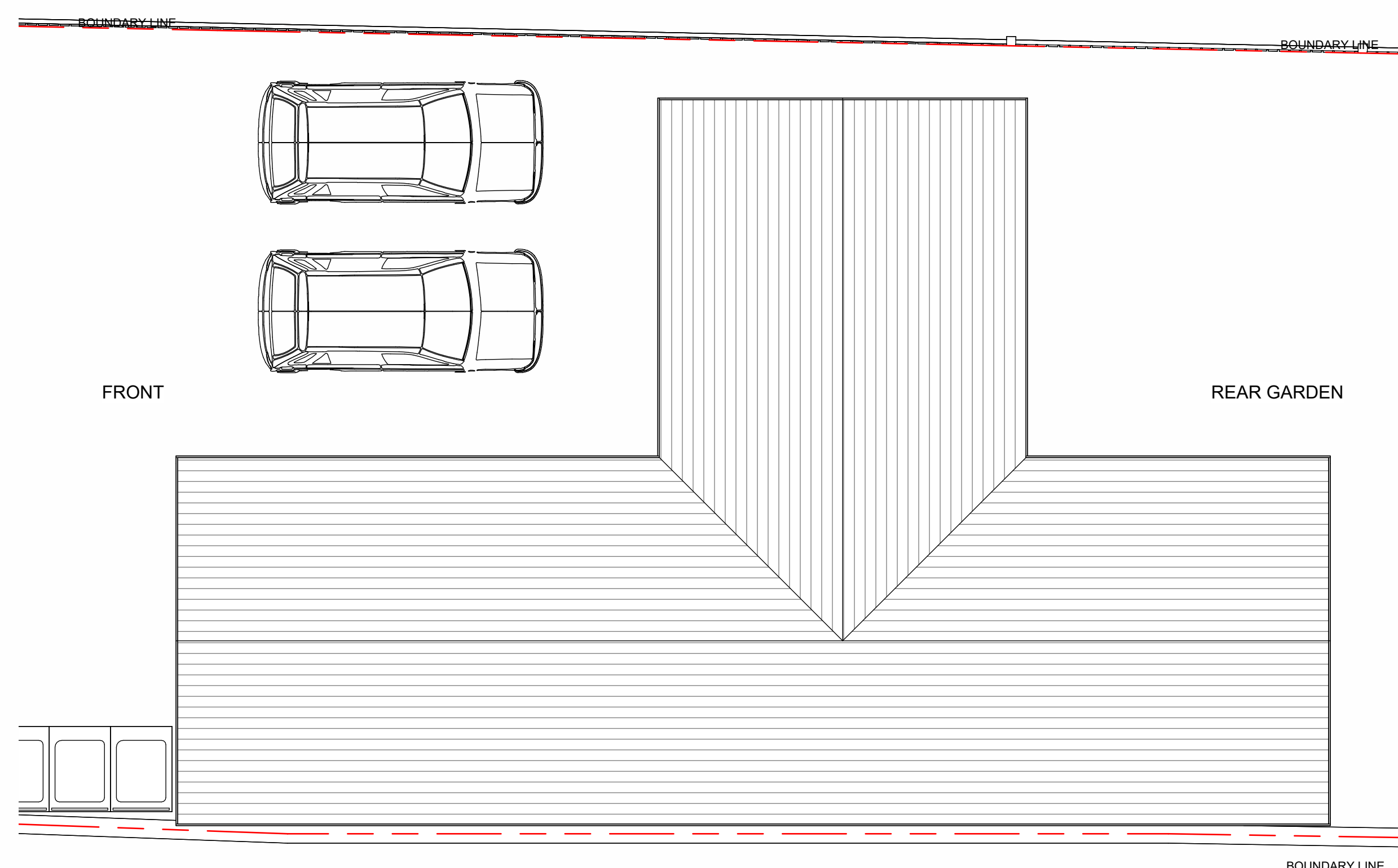
**SITE SITE PLAN**  
**SCALE 1:500 @ A4**  
**LAND AT VICTORIA STREET, WS12 1BT**



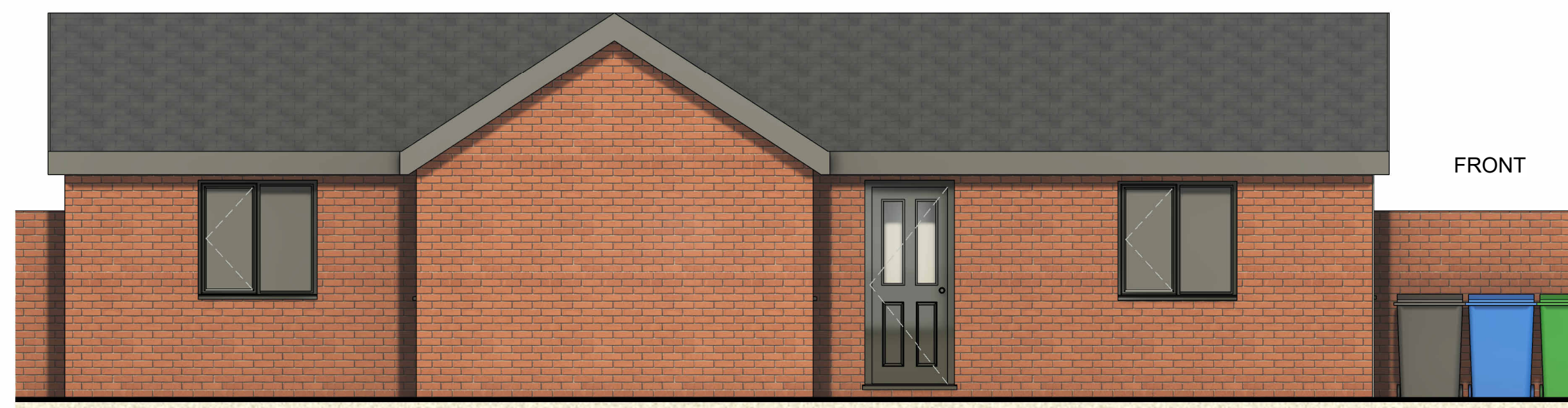




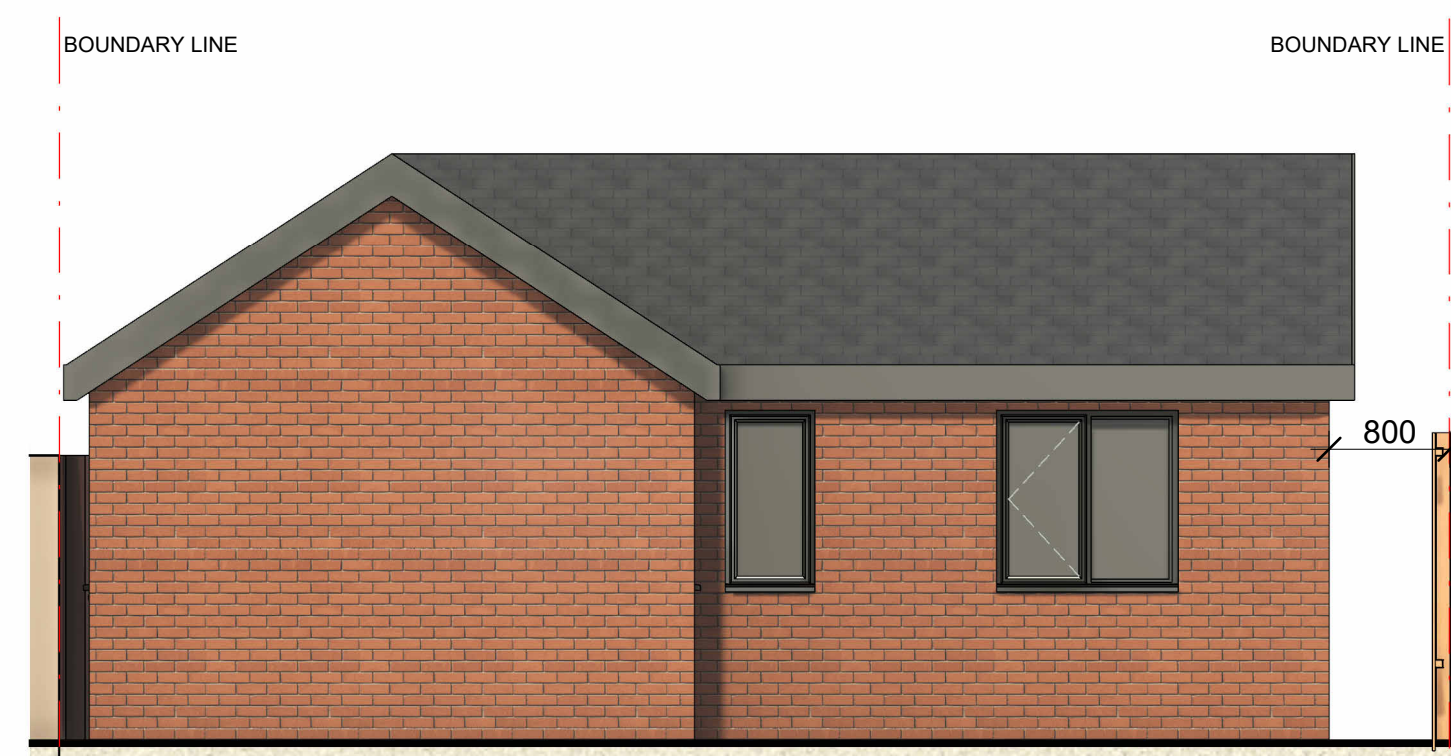
ID-PROPOSED GROUND FLOOR PLAN  
1 : 50



ID-PROPOSED ROOF TOP PLAN  
1 : 50



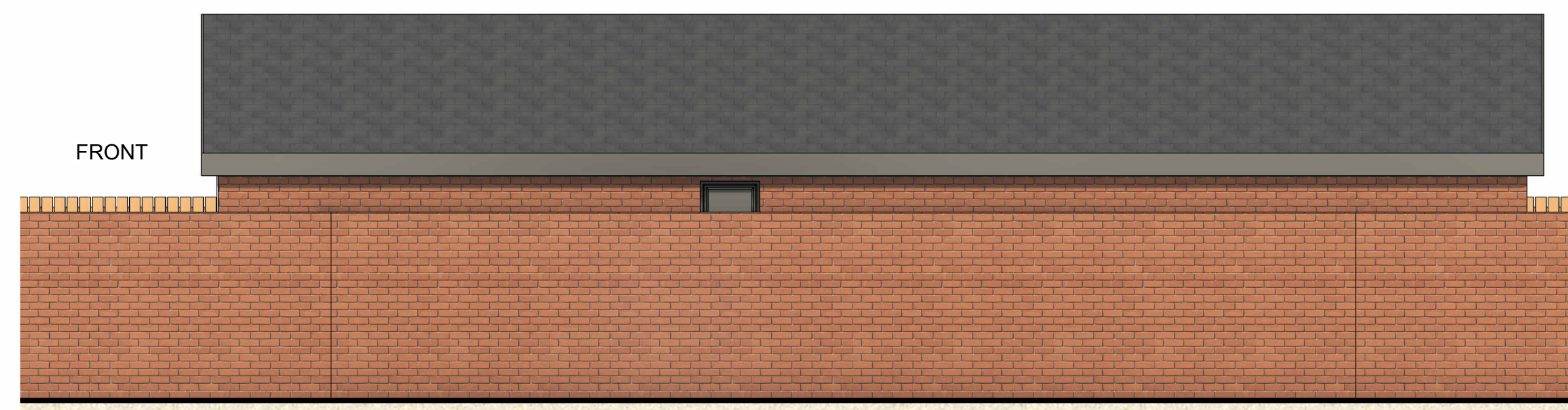
ID-PROPOSED LEFT SIDE ELEVATION  
1 : 50



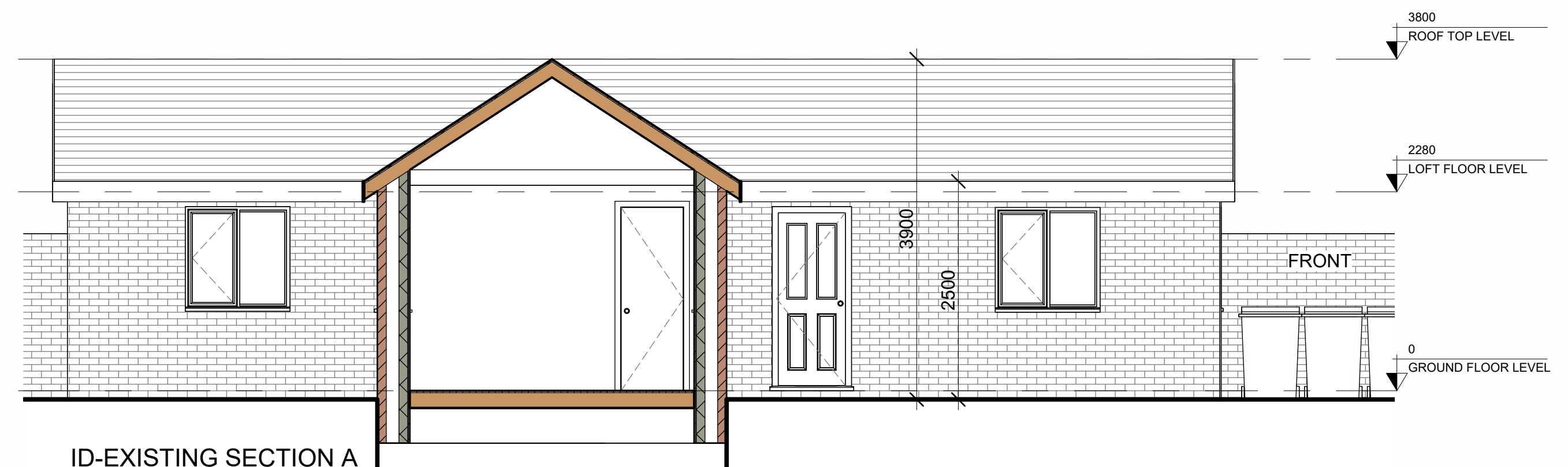
ID-PROPOSED REAR ELEVATION  
1 : 50



ID-PROPOSED FRONT ELEVATION  
1 : 50



ID-PROPOSED RIGHT SIDE ELEVATION  
1 : 50



ID-EXISTING SECTION A  
1 : 50

<p>CLIENT</p> <p>THESE DRAWINGS WILL BE RECONSIDERED WITH UPVAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWINGS AND SPECIAL CONDITIONS. APPROVALS AND REVISED DRAWINGS WILL BE ISSUED UPON THE RECEIPT OF CONSTRUCTION NOTICES OR REVISED SPECIFICATIONS. ON THE RECEIPT OF REVISED SPECIFICATIONS, THE PROJECT MANAGER WILL TAKE THE NECESSARY MEASURES TO ENSURE THAT THE DRAWINGS ARE UP TO DATE. THE PROJECT MANAGER WILL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS. THE PROJECT MANAGER WILL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS. THE PROJECT MANAGER WILL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS.</p>	<p>PROJECT</p> <p>Land at Victoria Street, WS12 1BT</p>	<p>DRAWING TITLE</p> <p>PROPOSED DRAWINGS</p>		<p>Unit 5 Waterside Drive, Langley, Slough, SL3 6EZ Tel: 07547487675 Email: uppaldb@gmail.com Web: www.uppaldb.co.uk</p>
	<p>DRAWING NO.</p> <p>ID-01</p> <p>DATE</p> <p>15-12-25</p>	<p>REV.</p> <p>FU</p> <p>DRAWN</p> <p>SCALE</p> <p>1 : 50 @ A1</p>		

<b>Contact Officer:</b>	Gianina Diwa
<b>Telephone No:</b>	01543 462621

<p><b>Planning Control Committee</b>  <b>29<sup>th</sup> April 2026</b></p>
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<b>Application No:</b>	CH/25/0290
<b>Received:</b>	02 Oct 2025
<b>Location:</b>	Land adjacent to Greenslade, Victoria Street, Hednesford
<b>Parish:</b>	Hednesford CP
<b>Ward:</b>	Hednesford Pye Green
<b>Description:</b>	Erection of a three-bed detached dwelling
<b>Application Type:</b>	Full Planning Application

**Reason for Committee Decision:**

The application was Called in to Planning Control Committee by Councillor Samuels and a site visit requested. Concerns were raised in respect of the suitability of the site for a residential dwelling.

**Recommendation: Approve Subject to Conditions**

**Reason(s) for Recommendation:**

In accordance with Paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the Local Plan and the National Planning Policy Framework.

**Conditions (and Reasons for Conditions):**

***Pre-commencement Statutory Biodiversity Net Gain Condition***

The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, subject to some exemptions, every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits, in that order of priority.

This permission is considered to be one which **WILL** require the approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is Cannock Chase Council.

The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal. When submitting an application to discharge the biodiversity gain condition the LPA requests that the applicant uses the standard national template for a Biodiversity Gain Plan. <https://www.gov.uk/government/publications/biodiversity-gain-plan>

The biodiversity gain condition cannot be removed or varied.

## **Time Limits and General Implementation Conditions**

### ***Pre-Commencement***

1. No development, including demolition, shall commence until a site-specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall demonstrate the use of best practicable means to minimise impacts on nearby residents, the highway network and the environment and shall include, but not be limited to, the following:
  - Construction access arrangements, HGV routing, delivery, and waste removal times
  - The location of contractor compounds, cabins, material storage areas, and staff parking
  - Measures to control noise and vibration, including mitigation in accordance with BS 5228: Parts 1 and 2
  - Measures for the control and suppression of dust, mud, and other airborne pollutants, including the provision of a vehicle wheel-wash where necessary
  - Measures for managing site lighting to minimise disturbance to nearby occupiers
  - A method statement for demolition works and subsequent site restoration
  - Procedures for community liaison and complaint management, including arrangements for liaison with the Council's Pollution Control Team
  - Procedures for emergency deviation from the approved working hours

All construction and demolition works shall be carried out strictly in accordance with the approved CEMP for the duration of the development.

Reason:

To protect residential amenity, highway safety and the local environment during the construction and demolition phases of the development.

2. Development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

Thereafter, the development shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

3. No development (including site clearance) shall commence until a Japanese Knotweed Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the extent of infestation, the proposed eradication methods, disposal arrangements in accordance with relevant legislation, and confirmation measures to demonstrate successful eradication.

All Japanese knotweed shall be fully eradicated in accordance with the approved plan prior to the commencement of any construction works.

Reason:

To protect residential amenity, highway safety and the local environment during the construction and demolition phases of the development.

4. Prior to the commencement of the development a scheme detailing the make, model, and location of a minimum of 1 built in bat box or integrated bat tube, suitable for nursery or summer roosting for small crevice dwelling bat species shall be submitted to and approved in writing by the Local Planning Authority. The tubes/boxes shall be installed in accordance with the approved scheme and remain in place for the lifetime of the development.

Reason:

To enhance biodiversity by providing roosting opportunities for bats, a priority, and protected species, in accordance with Paragraph 187(d) of the National Planning Policy Framework.

### ***Approved Plans***

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

Location Plan 19186\_LocationPlan.pdf

Site Plan - 2296-03-10\_PROPOSED\_SITE\_PLAN.pdf

Proposed Drawings ID-01

Landscape Plan - 30th\_March\_LANDSCAPE\_PLAN.pdf

Reason:

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

### ***Time Limit***

6. 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 & Country Planning Act 1990.

***Prior to First Occupation Conditions***

7. Prior to the first occupation of the hereby approved development, the site access shall be completed within the limits of the public highway, and a visibility splay shall be provided as per submitted plan 'Drop Kerb Layout' and the visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

Reason:

In the interest of highway safety, in accordance with the NPPF.

8. The proposed car parking, access, and circulation areas as shown on the approved plans 'Site Plan' shall be sustainably drained, hard surfaced in a bound material, prior to the first occupation of the dwelling hereby permitted. Thereafter these parking/servicing areas shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interest of highway safety, in accordance with the NPPF.

***Implementation Requirement Condition***

9. The approved landscape works shown on 30<sup>th</sup> March LANDSCAPE PLAN.pdf 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 SO1.2, SO7.1, SO7.4, SO8.3 and the NPPF.

***Tree Protection***

10. Prior to the commencement of any construction or site preparation works including any actions likely to interfere with the biological function of T2, approved protective measures shall be erected in the appropriate position.

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 SO1.2, SO7.1, SO7.4, SO8.3 and the NPPF.

### **General Conditions**

11. No materials shall be used for the external surfaces of the development other than those specified on the application.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies SO1.1, SO1.2, SO2.2, SO8.3 (where applicable) and the NPPF.

12. 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 interest of visual amenity of the area. In accordance with Local Plan Policies SO1.2 and SO7.4 and the NPPF.

13. No plant or machinery shall be operated, no loading or unloading of vehicles and no movement of commercial vehicles to or from the site shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday.

None of the above operations shall be carried out at any time on Sundays or Bank and Public Holidays.

Reason:

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policy SO2.2, and the NPPF.

### **Notes to the Applicant**

#### **Coal Authority**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [www.gov.uk/government/organisations/mining-remediation-authority](http://www.gov.uk/government/organisations/mining-remediation-authority)

#### **Staffordshire Highways Authority**

- (i) The proposed site access works shall require 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 [trafficanetwork@staffordshire.gov.uk](mailto:trafficanetwork@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.

[www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysworkAgreements.aspx](http://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysworkAgreements.aspx)

- (ii) Prior to commencement of any development an existing lighting column will need to be relocated. Approval will be required from Staffordshire County Council, and the applicant will be responsible for all relocation costs. Please contact the following for further information [lightingforstaffordshire@eonenergy.com](mailto:lightingforstaffordshire@eonenergy.com)

### **Severn Trent**

- (i) Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at [www.digdat.co.uk](http://www.digdat.co.uk)
- (ii) Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011. Our records indicate that there are no assets that may be affected by this proposal, however it is the duty of the site owner to confirm this is the case before any work takes place. Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.
- (iii) Planning Practice Guidance and Section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

### **Ecology**

For integrated bat roosts: Boxes should be positioned 1) Away from artificial illumination 2) At the highest possible position in the building's wall 3) Close to hedges or tree lines 4) With a clear flightpath to the entrance 5) On south, south-east and south-west aspects. (See <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes> for more details).

### **Consultations and Publicity**

#### **Internal Consultations**

#### **Development Plans and Policy Unit**

15 Oct 2025 No objections in principle, subject to the determination of the Case Officer.  
16 Apr 2026 Updated consultation provided following the recent adoption of the Local Plan.

#### **Parks and Open Spaces**

17 Oct 2025 Holding objection due to being unable to assess the application in full owing to a lack of detail.  
6 Jan 2026 Holding objection due to being unable to assess the application in full owing to a lack of detail.

- 11 Jan 2026 Holding objection due to being unable to assess the application in full owing to a lack of detail.
- 25 Mar 2026 No objection in principle to the development for residential, subject to satisfactory resolution of the points raised prior to approval.
- 10 Apr 2026 No objection in principle to the development for residential, subject to recommended conditions.

### ***Environmental Health***

- 21 Oct 2025 No objection, subject to conditions.
- 18 Dec 2025 No adverse comments to make regarding amendment to bungalow dwelling.

### ***Countryside Ecology***

- 22 Oct 2025 Objection. Revised BNG information must be submitted prior to a decision on this application.
- 5 Jan 2026 Refusal recommended. PEA, Arb Report and BNG baseline to be revised and resubmitted.
- 25 Feb 2026 No objection. This application is subject to the mandatory requirement to deliver at least a 10% net gain for biodiversity. A Biodiversity Gain Plan (and relevant accompanying information) must be submitted to, and approved by, the LPA prior to commencement of the development.

### ***CIL Officer***

- 28 Aug 2025 Proposal liable for CIL.

### ***Waste and Engineering Services***

- No response to date.

### ***Strategy Housing***

- No response to date.

### **External Consultations**

#### ***Staffordshire Highways***

- 10 Oct 2025 Further information requested in order to provide a full consultation.
- 9 Jan 2026 Further information requested.
- 28 Jan 2026 No objections subject to recommended conditions.

#### ***Severn Trent Water***

- 20 Oct 2025 No adverse comments, conditions recommended.

#### ***Hednesford Town Council***

- No response to date.

## Response to Publicity

The application has been advertised by neighbour letter. The Council has received one letter of representation.

13 Jan 2026 Letter of objection

- Excessive development
- Insufficient parking
- Knotweed contamination on site
- Concerns about unlawful removal of trees

## Relevant Planning History

None relevant.

### 1 Site and Surroundings

- 1.1 The application site is comprised of a rectangular plot of land located immediately adjacent the Hednesford Town Centre boundary. The land within the plot has a steep slope. The immediate streetscene is characterised by a mix of residential, commercial, and retail uses. To the west of the plot, the area features the rear boundary walls of properties along Market Street, and a large car park servicing Victoria Shopping Centre. Along Victoria Street to the east of the site are a cluster of bungalows facing Hednesford Park.
- 1.2 The plot comprises of overgrown shrubbery and unmanaged vegetation. The land is not actively maintained and has no formal built structures besides the existing boundary fences.
- 1.3 The site is not allocated within the Local Plan but has been identified as being within the following constraints:
  - Mineral Consultation Area
  - Mineral Consultation - Coal Fireclay
  - Coal Authority Low Risk Area
  - Historic Landfill Site
  - Site Investigation History
  - Hist Contaminated Land
  - DEFRA - Road Noise Day
  - Hednesford Neighbourhood Area
  - Hednesford CP Neighbourhood Area

### 2 Proposal

- 2.1 The application seeks planning permission for the erection of a detached bungalow and associated areas of amenity on the parcel of land. There would be approximately 10.6m between the side elevation of the proposed dwelling and Greenslade (dwelling), and approximately 13.7m between the rear elevation of the proposed dwelling and the side elevation of 5a Victoria Street. The proposed dwelling would be set back from the rear of the footpath along Victoria Street by approximately 8.3m.

- 2.2 The proposal comprises a bungalow dwelling. It would have three bedrooms and associated living spaces. The proposed dwelling would sit under a cross-gable roof and would be finished in brick. There would be two off-street parking spaces and bin storage to the front of dwelling, as well as the private rear garden.

### **3 Planning Policy**

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

- 3.2 The Development Plan currently comprises the Cannock Chase District Local Plan (2018 - 2040) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include: -

#### **3.3 *Cannock Chase Local Plan 2018 – 2040***

SO1.1 Protecting, Conserving & Enhancing the Distinctive Local Historic Environment

SO1.2 Enhancing the Quality of the Built Environment

SO2.2 Safeguarding Health and Amenity

SO3.1 Provision for New Homes

SO3.2 Housing Choice

SO3.3 Delivering High Quality Housing

SO7.1 Protecting, Conserving and Enhancing Biodiversity and Geodiversity

SO7.2 Biodiversity Net Gain

SO8.2 Achieving Low Carbon Development

SO8.3 Sustainable Design

SO8.6 Brownfield and Despoiled Land and Underutilised Buildings

SO8.8 Managing Waste

#### **3.4 *Minerals Local Plan for Staffordshire 2015- 2030***

Policy 3                      Safeguarding Minerals of Local and National Importance and Important Infrastructure

#### **3.5 *National Planning Policy Framework 2024***

8:                              Three Dimensions of Sustainable Development

11-14:                        The Presumption in Favour of Sustainable Development

48-51:                        Determining Applications

116:                           Highway Safety and Capacity

131, 135, 137, 139: Achieving Well-Designed and Beautiful Places

202 – 221                    Conserving and Enhancing the Historic Environment

231, 232:                    Implementation

### 3.6 **Hednesford Neighbourhood Plan 2017 – 2028**

Policy H1	Construction of Bungalows
Policy TC1	Market Street Area of Special Local Character
Policy TC4	Development of areas of land between Market Street, Victoria Street and off Cardigan Place as identified on the Proposals Map

### 3.7 Other relevant documents include:

- (i) Design Supplementary Planning Document, April 2016
- (ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport
- (iii) Manual for Streets
- (iv) Hednesford Town Centre Conservation Area Appraisal

## 4 **Determining Issues**

### 4.1 The determining issues for the proposed development include: -

- I. Principle of the Development
- II. Design and Impact on the Character and Form of the Area
- III. Impact on Residential Amenity
- IV. Parking and Highways
- V. Waste and Recycling Facilities
- VI. Environmental Considerations
  - o Mineral Safeguarding
  - o Flood Risk
  - o Ground Conditions
  - o Nature Conservation Interests
  - o Impact on Trees
  - o Japanese Knotweed
  - o Biodiversity Net Gain
- VII. Affordable Housing
- VIII. Other Matters

### 4.2 **Principle of Development**

4.2.1 The presumption in favour of sustainable development is set out in paragraph 11 of the National Planning Policy Framework (NPPF). For decision-taking, paragraph 11(c) states that planning authorities should *approve development proposals that accord with an up-to-date development plan without delay.*

4.2.2 The starting point of the assessment is therefore whether the proposal is in accordance with the Development Plan and whether that plan is up to date. In that respect it should be noted that the Local Plan 2018 - 2040 was adopted on 23<sup>rd</sup> March 2026.

4.2.3 National Policy sets out a presumption in favour of sustainable development. In this regard, the site was identified in the Strategic Housing Land Availability Assessment (SHLAA) and comprises a small-scale windfall site. The site is within the built-up urban area close to services and facilities and with good access to public transport including rail and bus services.

4.2.4 It should be noted that the application site forms part of Policy TC4 of the Hednesford Neighbourhood Plan (2017-2028) which identifies the site as part of a larger portion of land. The policy states:

*'Development of areas of land between Market Street, Victoria Street and off Cardigan Place as identified on the Proposals Map for a range of appropriate uses listed below shall achieve the following key objectives:*

- *enhance the vitality and viability of Market Street,*
- *enhance the appearance of the area whilst respecting the scale and character of existing development*
- *Improve pedestrian/cycle links between the two streets and Hednesford Park ... the potential uses should include residential development, tourist accommodation, and a retail market. These proposals will be delivered via the production of a detailed development brief/master-plan to be produced in partnership with the landowners and the District Council.'*

4.2.5 In this instance, the proposal would provide one residential bungalow style dwelling with associated parking and amenity. It is noted that the properties surrounding the site are primarily residential also comprising of bungalow style properties with front and rear gardens of varying size. The proposal would utilise a small proportion of the wider site identified within TC4 and as such would not prejudice the future development of the wider location.

4.2.6 It is noted that Strategic Objective 3 of the Local Plan is:

*'To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home which meets their needs by:*

- *Facilitating sustainable housing provision for this plan period and the next;*
- *Delivering sufficient housing to meet the District's own need and an appropriate and sustainable contribution to the wider housing market area shortfall where justified in adopted plans;*
- *Helping meet local need for affordable dwellings;'*

4.2.7 In this regard, Policy H1 of the Hednesford Neighbourhood Plan 2017–2028 specifically supports the delivery of bungalows where viable, either as part of a wider mix of housing or as standalone developments on appropriate small or windfall sites. The application site would constitute a windfall plot and, subject to material considerations, the principle of a single-storey dwelling aligns with the Neighbourhood Plan's objectives to meet local demand for accessible homes.

4.2.8 Policy SO8.6 of the Local Plan supports development proposals that prioritise the use of suitable brownfield land for residential and other uses, particularly where sites lie within defined settlement boundaries. The policy also encourages the effective use of under-utilised land and buildings within those boundaries. The application site comprises underutilised land located within a designated settlement boundary, and the proposal is for residential development. As such, the scheme accords with the objectives of Policy SO8.6.

- 4.2.9 It is noted that the application site is not designated as Green Belt, AONB or as a SSSI or SAC, nor is it located within Flood Zones 2 or 3. The site does not contain a listed building or conservation area. It is however adjacent to the Hednesford Market Street Special Local Character as designated with the Hednesford Neighbourhood Plan as well as adjacent to the Hednesford Town Centre Conservation Area wherein there is a Listed Building and Locally Designated Heritage Assets. Anglesey Lodge comprises a 19<sup>th</sup> Century Grade II Listed Building and Nos.92 – 96 Market Street are noted on the Local List.
- 4.2.10 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.
- 4.2.11 In this instance the development proposed is considerably separate from the Listed Building with the intervening buildings preventing direct views. As such, Officers assess the setting of the Listed Building is not affected by the proposal. Nos. 92 - 96 Market Street are noted in the Hednesford Neighbourhood Plan Local List due to their patterned brickwork and tiled panelling. However, it is noted that this brickwork and panelling is located on the frontage elevation only with the rear comprising a combination of brickwork, stone cladding, and render. The proposed building would be screened from the decorative frontage by the buildings within Market Street and would not be visible from this protected frontage. This is notwithstanding the fact that modern surrounding development with less traditional characteristics is also commonplace in the immediate setting.
- 4.2.12 Nevertheless, the NPPF confirms that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. In decision-taking, great weight must be given to the conservation of designated heritage assets, irrespective of the level of harm identified (paragraph 212). In this case, the significance of the Town Centre is derived from its origins dating back to the 1500's when it was a small agricultural settlement before growing with the rise of the mining industry in 1800s wherein the parish church, market hall and shops and railway line were established.
- 4.2.13 Where a proposal would result in harm to the significance of a designated heritage asset, paragraphs 213 to 215 of the NPPF require that harm to be clearly identified and assessed, and—where less than substantial—balanced against the public benefits of the proposal. In this case, Officers conclude that the proposal would result in no harm to the significance of the designated and non-designated heritage assets. As such, the statutory duties and the objectives of Chapter 16 of the NPPF are satisfied, and no heritage balance under paragraphs 213 to 215 is engaged.
- 4.2.14 In respect to the design of the proposal Policy TC4 of the Hednesford Neighbourhood Plan also seeks to enhance the appearance of the area whilst respecting the scale and character of existing development.
- 4.2.15 The proposed building would be of similar height to the nearby properties. The elevation facing Victoria Street would provide an active frontage in place of the current derelict land. The design would reflect that of its proposed use and would be sited in a location wherein there is already a vast array of materials and design styles.

- 4.2.16 Given the above, the sensitivity of the context is considered to be low owing to the presence of modern buildings of various styles and designs. The design provided is of a scale and massing that is considered to sit comfortably in the context of the development nearby. Therefore, it is considered that the proposed building would easily assimilate into the already varied street scene. Having had regard to Policies SO1.1 & SO1.2 of the Local Plan, Policies TC1 and TC4 of the Hednesford Neighbourhood Plan and the above mentioned paragraphs of the NPPF it is considered that the proposal would be well-related to existing buildings and their surroundings, successfully integrate with existing features of amenity value, maintain a strong sense of place and visually attractive such that it would be acceptable in respect to its impact on the character and form of the area.
- 4.2.17 Having regard to section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 11(c) of the National Planning Policy Framework, planning applications should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this case, Officers consider that the proposal accords with the relevant policies of the adopted Local Plan and the Hednesford Neighbourhood Plan, and there are no material considerations of sufficient weight to justify a decision contrary to the development plan. Subject to compliance with other relevant policy tests and material considerations addressed elsewhere in this report, the proposal is therefore considered to be acceptable in principle and suitable for approval in policy terms

### 4.3 Design and the Impact on the Character and Form of the Area

- 4.3.1 The application site sits within a mixed-use area. Victoria Street is characterised by the rear boundary walls of the properties along Market Street to its south side, and the car park for Tesco Supermarket to its north side.
- 4.3.2 The cluster of dwellings to the east of the site are bungalow dwellings within rectangular shaped plots. They comprise traditional forms with brick and render finishes of similar scales, the majority being set behind small front gardens with driveways to the side or front. Dwellings within the area benefit from private rear gardens.
- 4.3.3 The proposed dwelling would comprise backland development, situated to the rear of Greenslade and to the side of No. 5a. The letter of objection states that the proposed development for a 3-bedroom dwelling with little or no garden seems excessive.
- 4.3.4 Notwithstanding, there would be approximately 10.6m between the side elevation of the proposed dwelling and Greenslade (dwelling), and approximately 13.7m between the rear elevation of the proposed dwelling and the side elevation of No. 5a. The proposed dwelling would be set back from the rear of the footpath along Victoria Street by approximately 8.3m. The garden to the rear would be private, enclosed by fencing and would provide approximately 110sqm. The Design SPD requires three-bedroom properties to provide 65m<sup>2</sup>. As such, it would not result in an overcrowded appearance from the streetscene or be an overdevelopment of the site.
- 4.3.5 The proposed dwelling would be a detached bungalow with off-street parking and the private garden to the rear. It would be constructed under a cross-gable roof and would be finished with brick to match the existing appearance of dwellings within the area. As such, the proposal would be sympathetic to the character of

the surrounding area, allowing the proposed dwelling to appear well within its context.

- 4.3.6 Therefore, having had regard to Policy SO1.2 of the Local Plan, Policy TC4 of the Hednesford Neighbourhood Plan and the above mentioned paragraphs of the NPPF it is considered that the proposal would be well-related to existing buildings and their surroundings, successfully integrate with existing features of amenity value, maintain a strong sense of place and visually attractive such that it would be acceptable in respect to its impact on the character and form of the area.

#### **4.4 Impact on Residential Amenity**

- 4.4.1 The nearest neighbours to the application site are Greenslade to its northeast and No. 5a Victoria Street to its southeast.

4.4.2 Regarding the impact of overbearing, the proposed building would be single storey with an eaves height of approximately 2.5m and a ridge height of approximately 3.9m. Furthermore, there would be approximately 10.6m between the side elevation of the proposed dwelling and Greenslade (dwelling), and approximately 13.7m between the rear elevation of the proposed dwelling and the side elevation of No. 5a. As such, the development would not result in overbearing impacts to neighbouring dwellings due to its small scale and sufficient separation distances in line with the Council's Design SPD.

4.4.3 Regarding overlooking, the proposed windows and doors would look out directly on to the dwelling's fencing and garden areas. No concerns regarding loss of privacy are envisaged to result from the proposal.

4.4.4 Regarding the loss of light, there would be no effects to any neighbouring properties as the proposed dwelling does not intersect with any 45-degree angle taken from a neighbouring principal window.

4.4.5 Furthermore, the Design SPD outlines the minimum garden sizes considered acceptable for new residential development. In this case, the proposed amenity area would be approximately 110sqm, which would exceed the 65sqm minimum set out in the Council's Design SPD. The proposed amenity garden area is therefore considered acceptable and would provide future occupiers with sufficient amenity space.

4.4.6 In light of the above conclusions, it is considered that the design of the proposal is acceptable in regard to its amenity considerations, in the context of NPPF requirements and, SO2.2 of the Cannock Chase Local Plan and the Council's Design SPD.

#### **4.5 Highways and Parking**

4.5.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.5.2 An objection has been raised that 2 spaces does not seem sufficient. The proposal would be a three-bedroom dwelling, which would require two off-street parking spaces as per the Council's Parking SPD. This has been demonstrated within the Site Plan to be situated to the front of the dwelling. Staffordshire Highways were consulted on the application. Following the submission of the

requested additional information, the Highway Authority lifted their objection to the proposal, subject to conditions relating to site access, parking provision, and the submission and implementation of a Construction Environmental Management Plan.

- 4.5.3 As such, the proposal accords with Paragraph 116 of the NPPF and the Cannock Chase Parking Standards SPD.

#### 4.6 **Waste and Recycling Facilities**

- 4.6.1 Policy SO8.8 of the Cannock Chase District Local Plan states that proposals should provide integrated facilities for the storage of recyclable and non-recyclable waste and have regard to the operational needs of the relevant waste collection authorities in their design and access arrangements.

- 4.6.2 In this respect, the proposed dwelling would be located near the highway in a residential area where bins are already collected by the Local Authority and would continue to be collected from the pavement as per the existing arrangement. Bin storage has been indicated to be within the boundaries of the site.

#### 4.7 **Environmental Considerations**

##### *Mineral Safeguarding*

- 4.7.1 The site falls within a Mineral Consultation Area (MCAs). Chapter 17, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), aim to protect mineral resources from sterilisation by other forms of development.
- 4.7.2 The development would fall under Item 4 within the exemption list as an application that falls within the development boundary of urban areas and rural settlements identified in an adopted development plan. As such the proposal is compliant with Policy 3 of the Minerals Local Plan.

##### *Flood Risk*

- 4.7.3 The site is located in Flood Zone 1 on the Environment Agency's Flood Zone Maps which is at least threat from flooding. In this instance, the proposed extension would be constructed within an existing residential curtilage and as such would have no further impact on flood risk in this location.
- 4.7.4 As such, the proposal subject to conditions, would accord with the requirements of Paragraph 170 of the NPPF which seeks to steer development away from areas of flooding.

##### *Ground Conditions*

- 4.7.5 The site is located in a general area in which Coal Authority consider to be a development low risk area. As such, the Coal Authority does not require consultation on the application, and it is advised that any risk can be managed by the attachment of an advisory note to any permission granted.
- 4.7.6 The site is also located on a historic landfill site and historically contaminated land. Environmental Health were consulted on the application and raised no issues within this regard.

### *Nature Conservation Interests*

- 4.7.7 Under Policy SO7.1, development proposals should support the protection, conservation, enhancement and restoration of designated biodiversity and geodiversity sites, ecological networks, irreplaceable habitats and priority habitats, and the protection and recovery of legally protected and priority species populations. The application site is located within 15km of the Cannock Chase Special Area of Conservation.
- 4.7.8 To maintain the integrity of the Cannock Chase SAC, all developments within the Cannock Chase District that result in a net increase in dwellings must mitigate adverse impacts. As there is a net increase of one dwelling, SAC mitigation contributions are required. Where CIL is required to be paid, the mitigation will be top sliced from the CIL payment. If the proposal is exempt from CIL, the proposal will need to be accompanied by a Unilateral Undertaking to pay the SAC contribution.
- 4.7.9 The application site has no formal or informal nature conservation designation and does not support any protected species or those of conservation interest. Consequently, the site holds no significant ecological value, and the proposal would not result in harm to nature conservation interests. As such, the proposal would not conflict with Policies SO7.1, SO7.3 and SO7.4 of the Local Plan or the NPPF.

### *Impact on Trees*

- 4.7.10 Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments and that existing trees be retained where possible.
- 4.7.11 The letter of objection highlighted the potential unlawful removal of trees on neighbouring sites, specifically with regards to T2 which is located on land within their ownership. The trees adjacent to the application site are identified as T1 and T2, both of which are unprotected. The Applicant has worked with the Landscape Development Officer to amend the proposal to ensure the protection and retention of T2.
- 4.7.12 The Applicant has also confirmed that consent was obtained from the landowner of T1 for its removal. Notwithstanding, it is noted that T1 has now been felled. Any matters arising from the removal of T1 are therefore outside the scope of this planning application and would be a civil matter between the relevant parties.
- 4.7.13 It is noted that a new hedgerow to the front of the application site and a new Photinia standard form tree will be incorporated to the front of the site to help soften the visual amenity from Victoria Street. A condition for tree protection fencing surrounding T2 has also been imposed. Therefore, subject to the conditions, the proposal is considered acceptable and in accordance with Paragraph 136 of the NPPF and Local Plan Policies SO1.2, SO7.1, SO7.4, SO8.3.

### *Japanese Knotweed*

- 4.7.14 Japanese knotweed has been identified on the application site. Japanese knotweed is an invasive non-native species which, if not properly managed, has the potential to cause harm to the natural environment and built development.

4.7.15 A condition will be imposed requiring the submission and implementation of a scheme for the control, treatment, and removal of Japanese knotweed from the site, carried out in accordance with recognised best practice. No works shall commence until there has been confirmation of its eradication. Subject to this condition, the proposal would accord with Paragraph 198 of the NPPF, which seeks to prevent development from contributing to cumulative adverse effects on the natural environment.

#### *Biodiversity Net Gain*

4.7.16 The effect of Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the biodiversity gain condition that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

4.7.17 Based on the information available, this proposal is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

4.7.18 In this instance, information has been submitted by the applicant, including a revised metric and accompanying Biodiversity Net Gain Assessment. These identify that the baseline habitat unit value on site is 0.45.

4.7.19 The Ecology Officer no longer holds an objection, and the development is subject to the mandatory requirement to deliver at least a 10% net gain for biodiversity. A Biodiversity Gain Plan must be submitted to and approved by the Local Planning Authority prior to the commencement of development, along with any necessary supporting information, such as BNG register reference numbers for off-site units or evidence of statutory credit purchases.

#### **4.8 Affordable Housing**

4.8.1 Under Policy SO3.2, a contribution to affordable housing would be required for developments of 10 or more homes. Paragraph 65 of the NPPF specifies that affordable housing should only be sought for major developments or in designated rural areas with a lower threshold of 5 units or fewer.

4.8.2 Given that this proposal does not meet these criteria, it is considered acceptable without an affordable housing contribution.

#### **4.9 Other Matters Not Covered Above**

4.9.1 The Objector has stated that the proposal suggests that the adjoining trees need to be removed to facilitate the development. Whilst it is noted that one of the trees has been removed it is also noted that the remaining tree is on the land of the objector. It is noted that the Objector will not give permission to fell his tree. Officers confirm that the tree on the Objectors' land is not required to be felled and has been protected by the amendment of the previously proposed boundary wall to a fence. Furthermore, tree protection fencing has been conditioned to ensure the longevity of the tree. Whilst the Objectors' concerns are noted, any removal of his tree would be a civil matter.

## **5 Human Rights Act 1998 and Equality Act 2010**

### **5.1 Human Rights Act 1998**

The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve accords with the policies of the adopted Local Plan and the applicant has the right of appeal against this decision.

### **5.2 Equality Act 2010**

It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations, and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

## **6 Conclusion**

6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests regarding design, overlooking, overbearing, loss of light or privacy. There is also no material impact on parking or highways requirements as a consequence of the development. Accordingly, the development is judged to be in accordance with the Development Plan.

6.2 It is therefore recommended that the application be approved, subject to the attached conditions.

**Application:** CH/26/024

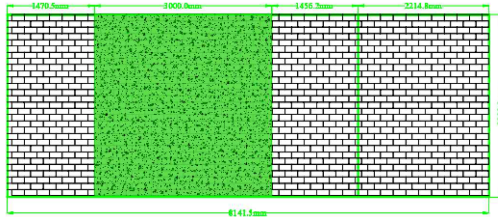
Item No. 5.23

**Location:** 85, BAR SPORT, High Green, Cannock, WS11 1BJ  
**Proposal:** Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers

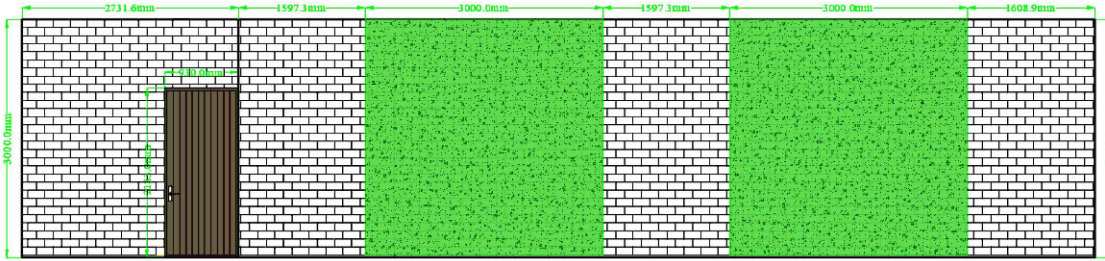


Location Plan

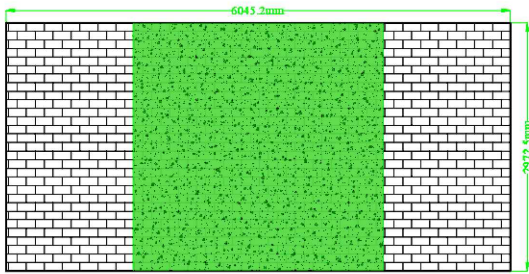




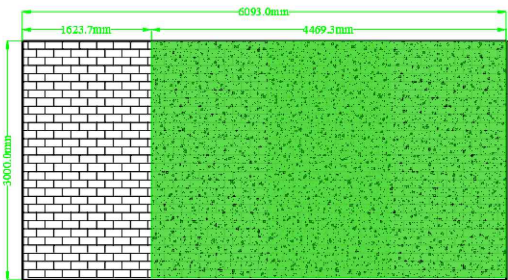
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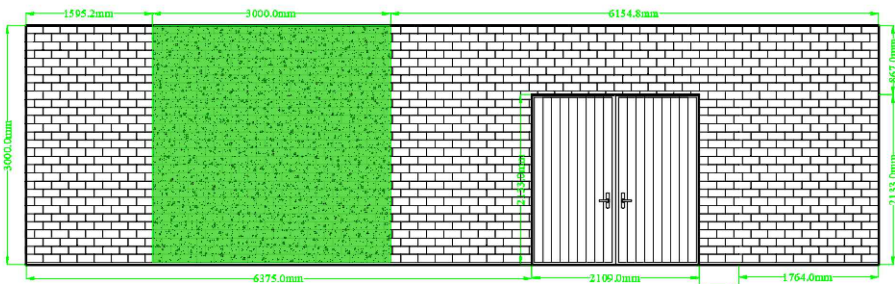
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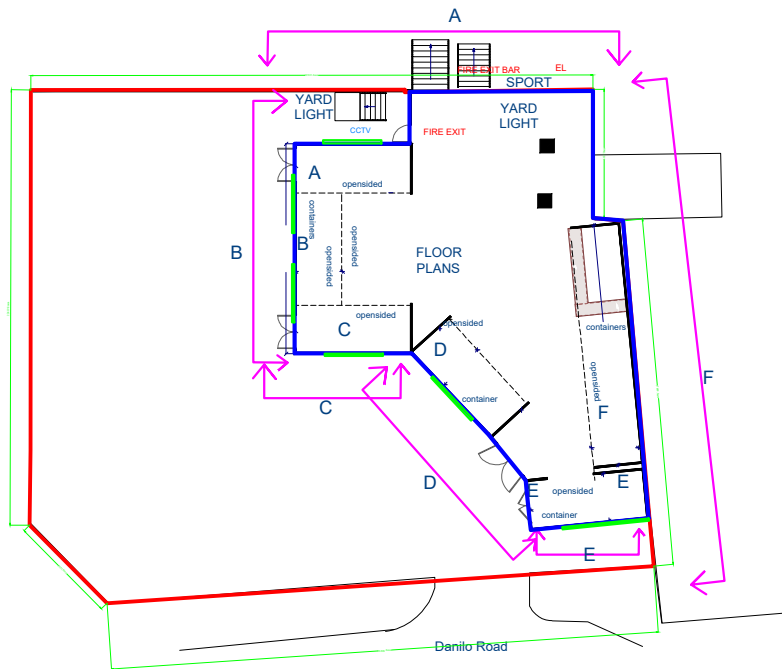
WALL-C



WALL-E



WALL-D



Proposed



Existing



NOTE: Brick Cladding Ibstock fast wall

**FENIT HOLDING LIMITED**

Aesthetic styling of courtyard containers

Project: Bar sport Cannock

Client: Bar sport Cannock

Drawing Title: Proposed Plan

Drawing number: 161/P1004

Scale: 1:100 printed on A3

Revision:

Drawn by:

Rev	Date	Description

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**Planning Control Committee**

**29<sup>th</sup> April 2026**

<b>Application No:</b>	CH/26/024
<b>Received:</b>	23 <sup>rd</sup> January 2026
<b>Location:</b>	85, BAR SPORT, High Green, Cannock, WS11 1BJ
<b>Ward:</b>	Cannock Longford and Bridgtown
<b>Description:</b>	Retrospective application for change of use to allow for the retention of external bar area within car park, including siting of transit containers.
<b>Application Type:</b>	Full Planning Application

**The application is being presented to Members due to the application being called to Planning Control Committee by Councillor Samuels, due to the potential visual impact upon the surrounding area.**

### **Recommendation**

Approve, subject to conditions.

### **Reason for Recommendation**

In accordance with paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development.

### **Conditions (and Reasons for Conditions):**

1. The development hereby permitted shall be retained in accordance with the following approved plans:
  - Plan Ref: Aesthetic Styling of Courtyard Containers
  - 500 Block Plan
  - 1250 Location Plan
  - 200 Scale Containers Plans Elevations

Reason:

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

2. Within one month of the grant of planning permission, the screening wall as shown on plan reference 'Aesthetic Styling of Courtyard Containers' shall be completed in full. The screen walling shall thereafter be retained and maintained for the lifetime of the development.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policy SO1.2, Policy SO1.1 and the NPPF.

3. Within one month of the grant of planning permission, the noise mitigation measures as detailed within section 7.0 of the submitted Noise Impact Assessment prepared by Infinity Acoustics (dated 07/07/2025) shall be completed in full and thereafter be retained in perpetuity.

Reason:

In the interests of adjoining residential occupiers and to ensure compliance with Local Plan Policy SO1.2, Policy SO1.1 and the NPPF.

## **Notes to the Applicant**

### ***Coal Authority***

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:

[www.gov.uk/government/organisations/mining-remediation-authority](http://www.gov.uk/government/organisations/mining-remediation-authority).

## **Consultations and Publicity**

### ***Statutory Consultations***

SCC Highways – No objection.

### ***Non-Statutory Consultations***

Planning Policy – No objection.

Environmental Health – No objection.

Staffordshire Police – No objection.

Conservation Officer (External) – No comments received, in relation to the most recent plans showing a brick screen wall.

Previous comments (19<sup>th</sup> February 2026):

- The retention of shipping containers in their current form is not supported in heritage terms. The structures are incongruous in appearance and materiality, are poorly integrated with their context, and have a harmful effect on the setting of the Cannock Town Centre Conservation Area. The proposal fails to preserve or enhance the character or appearance of the conservation area as required by Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and is contrary to paragraph 212, 213 and 215 of the NPPF 2024.
- From a conservation perspective, a more appropriate solution would be the complete removal of the shipping containers and their replacement with a brick boundary wall designed to match the height, detailing and materials of the eastern boundary wall of the conservation area. This could enclose a private external seating area for Bar Sport and may incorporate a limited number of sensitively design, appropriately proportioned covered seating structures. Any future proposal should also include purpose designed enclosed refuse storage to address the current proliferation of commercial bins along Danilo Road.

## Response to Publicity

The application has been advertised by neighbour letter. 1no representation has been received and is summarised as follows:

- Concerns raised in relation to the impact of noise on adjoining residential occupiers
- The site looks unattractive and is to the detriment of the Conservation Area.

## Relevant Planning History

- CH/24/181 Retrospective application for the change of use of the land from designated car parking area and for the siting and associated use of transit containers and external bar licensed area. Refused 24<sup>th</sup> October 2024 for the following reasons:
  - 1) *The application site is located to the rear of 85 High Green and immediately adjacent the Cannock Town Centre Conservation Area. The proposal would result in less than substantial harm to the Conservation Area. By reason of its scale, appearance and location, the proposal would result in an incongruous and visually intrusive form of development to the detriment of the Cannock Town Centre Conservation Area. In this instance, the public benefits associated with the proposal do not outweigh the less than substantial harm the proposal would cause and therefore, the proposal fails to have regard to the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and is contrary to Local Plan Policies CP3 and CP15 and the National Planning Policy Framework (2023).*
  - 2) *Insufficient information has been provided to assess the impact of the proposal on residential properties on Manor Avenue in respect of noise and disturbance. As such, the proposal has the potential to have a detrimental effect upon the amenities and quiet enjoyment that nearby neighbours may reasonably be expected to enjoy. In respect of this, the proposal is contrary to Policy CP3 of the Local Plan and the National Planning Policy Framework (2023).*
  - 3) *The application site relates to a rear parking and servicing area for the properties / businesses within High Green. Insufficient provision is made for the pedestrian visibility splays, parking of vehicles and servicing provision within the application site. The proposal would therefore result in increased demand for on road parking provision in the locality, which would be to the detriment of highway safety and the free flow of traffic. The development proposal is therefore in conflict with Policies CP3 and CP10 of the Cannock Chase Local Plan (Part 1) 2014 and Paragraph 115 National Planning Policy Framework (2023).*
- CH/20/324 Standard transit containers for the purpose of providing covered seating areas for a licensed area. Approved 11<sup>th</sup> November 2020 for a temporary period.

## 1. Site and Surroundings

- 1.1 The application site comprises the rear area of the Bar Sport venue, on High Green, Cannock. Nearby uses are typical of a town centre, including public houses, banks, and retail units. The property is unlisted and lies adjacent to the Cannock Town Centre Conservation Area. Victorian Newhall lies to the east of the site, of which comprises 5no apartments at first floor level.

- 1.2 Bar Sport has a pedestrian access at its frontage, with a rear access and car park off Danilo Road to the south, providing parking for approximately 30no vehicles. The site is visible from residential properties along Manor Road to the south-west.
- 1.3 The site lies within a Low-Risk Area for historic coal mining activity and is within a Mineral Consultation Area. The site lies within Flood Zone 1.

## 2. Proposal

- 2.1 The applicant seeks retrospective planning consent for the retention of a collection of 7no storage containers to the rear of Bar Sport and for the change of use of the land from designated car parking area. The containers were granted temporary planning consent in 2020, following the relaxation of planning rules during the Covid-19 Pandemic. This consent has now lapsed.
- 2.2 The remainder of the rear car park will remain as existing. Access is achieved to the rear of the site along Danilo Road.
- 2.3 The applicant proposes the installation of a brick wall along the boundary of the retainers to screen them. The wall will be 2.5 metres in height and will be constructed of Istock fast wall brick (as below). External vegetation is also proposed.

Proposed



## 3. Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2026) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include:

- POLICY SO1.2 ENHANCING THE QUALITY OF THE BUILT ENVIRONMENT
- POLICY SO1.1: PROTECTING, CONSERVING AND ENHANCING THE DISTINCTIVE LOCAL HISTORIC ENVIRONMENT
- POLICY SO2.2: SAFEGUARDING HEALTH AND AMENITY
- POLICY SO5.7: PARKING PROVISION
- POLICY SO6.1 HIERARCHY OF TOWN AND LOCAL CENTRES
- POLICY SO6.4: TOWN CENTRE DESIGN
- POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

3.3 Relevant policies within the minerals plan include:

- Policy 3 - Safeguarding Minerals of Local and National Importance and Important Infrastructure

3.4 Other relevant documents include:

- i) Design Supplementary Planning Document, April 2016.
- ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.
- iii) Manual for Streets.

### ***Other Material Considerations***

3.5 The National Planning Policy Framework (NPPF)

Relevant Paragraphs:

8: Three dimensions of Sustainable Development

11-14: The Presumption in favour of Sustainable Development

48-51: Determining Applications

115-118: Considering Development Proposals

131-141: Achieving Well-Designed Places

212-215: Conserving and Enhancing the Historic Environment

231-233: Implementation

3.6 Other relevant documents

- Design Guide Supplementary Planning Document, April 2016.
- Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005
- Cannock Town Centre Conservation Area Appraisal

## 4. Determining Issues

4.1 The determining issues for the proposed development include: -

- i) Principle of Development
  - *Impact on Heritage Assets*
- ii) Design and Impact on the Character and Form of the Area
- iii) Impact on Residential Amenity
- iv) Impact on Highway Safety
- v) Impact on Nature Conservation Interests
- vi) Drainage and Flood Risk
- vii) Mineral Safeguarding
- viii) Ground Conditions and Contamination

### 4.2 Principle of the Development

4.2.1 The application site is located within the town centre which comprises a variety of commercial uses. The development proposal will regularise an additional indoor seating area at an established bar/entertainment facility within a town centre location. The property lies adjacent to but not within the Cannock Town Centre Conservation Area.

#### ***Impact on Heritage Assets***

4.2.2 In this respect, it is noted that The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the local planning authority's duties:

“Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on a local planning authority in the exercise, with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area”.

4.2.3 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at para 212 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.2.4 Paragraphs 202 to 215 of the NPPF set out the framework for decision-making in planning applications affecting heritage assets, and this application has been assessed having regard to the relevant policies within these paragraphs, together with the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.2.5 The site is part of a built-up frontage within Cannock Town Centre, and the location of the containers is within a rear car park/service yard. The host property (Bar Sport) is a brindle brick, mid-century flat-roofed commercial building with a tarmacked rear car park enclosed by a low brick boundary wall. The building itself

has no architectural or historic significance. There is no intervisibility with the application site and any Listed Building within Cannock Town centre.

- 4.2.6 The application proposes the installation of a new boundary wall and associated landscaping, which would act to screen the shipping containers from wider public views. A condition is recommended requiring the wall to be completed within one month of the grant of planning permission.
- 4.2.7 Given the small-scale nature of the storage containers and lack of intervisibility between the site and any Listed Building within the town centre, together with the proposed boundary treatment, the proposal is expected to result in less than substantial harm on the character and appearance of the Cannock Town Centre Conservation Area.
- 4.2.8 The Council's Heritage Consultant objected to the initial submission on the grounds that the proposal would cause less than substantial harm to the Conservation Area and advised that an alternative design approach would be preferable in order to better preserve the character and appearance of the designated heritage asset.
- 4.2.9 The Heritage Consultant recommended that a more appropriate solution would be the removal of the shipping containers and their replacement with a brick boundary wall designed to match the height, detailing and materials of the eastern boundary wall of the Conservation Area. The Consultant also advised that this could enclose a private external seating area, potentially incorporating a limited number of sensitively designed and appropriately proportioned covered seating structures.
- 4.2.10 The Cannock Town Centre Conservation Area Appraisal identifies the townscape as being characterised by a diverse group of predominantly two to three storey buildings unified by continuity of scale, massing, and traditional materials. It emphasises the importance of street enclosure, historic boundary treatments, and coherent brick-built character in defining the area's special architectural and historic interest.
- 4.2.11 Whilst the current proposal indicates the shipping containers would remain in situ, the applicant has proposed a wall as suggested by the Heritage Consultant. The wall would screen the containers from wider views, with only the umbrella canopies serving the seating area remaining visible above the wall.
- 4.2.12 The Heritage Consultant has not provided further comments on the amended scheme. In the absence of additional consultation responses, Officers consider that, when read in the context of a rear service yard environment, the retained shipping containers and proposed screening wall would not give rise to additional harm beyond that previously identified and would not result in an unacceptable impact upon the character or appearance of the Conservation Area.
- 4.2.13 Where a development proposal would result in less than substantial harm to the significance of a designated heritage asset, paragraphs 213 to 215 of the NPPF require that this harm be weighed against the public benefits of the proposal, having regard to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of conservation areas. In this case, the identified public benefits

include the provision of an enhanced seating area at an established bar within Cannock Town Centre, supporting the vitality and functioning of an existing commercial premises. Officers consider that these public benefits outweigh the identified less than substantial harm and consider the previous reason for refusal under application CH/24/181 to have been appropriately addressed.

4.2.14 Accordingly, having had regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 202–215 of the NPPF, and Policies SO1.1 and SO1.2 of the Local Plan, it is concluded that the proposal would be acceptable in respect of its impact on the character and appearance of the Conservation Area and that the previous reason for refusal under application reference CH/24/181 has been satisfactorily addressed. Given the above, the proposal is considered acceptable in principle. However, proposals that are acceptable in principle remain subject to all other relevant development plan policies and material considerations, which are considered in the sections that follow.

### 4.3 Design and the Impact on the Character and Form of the Area

4.3.1 Officers previously considered that the storage containers, in their existing form, were visually prominent when viewed from Danilo Road and Manor Avenue to the south and south-west respectively. Due to their size, scale and utilitarian appearance, the containers appeared incongruous within the surrounding context and detracted from visual amenity. This formed part of the reason for refusal under planning application reference CH/24/181.

4.3.2 It is noted that a neighbour objection again raises concerns regarding the appearance of the containers. However, as part of the current planning application, the applicant proposes the installation of a 2-metre-high brick wall which will largely screen the containers from public view, with only their canopy structures visible above the wall. The wall would be constructed of a mottled brick and partially softened through the inclusion of planting, thereby reducing its visual presence and integrating it more effectively with the surrounding environment.

4.3.3 The inclusion of a brick wall would significantly reduce the visual impact of the containers on the wider street scene and improve the outlook for properties along Manor Avenue. Furthermore, the application site relates to the rear service area of a bar/nightclub and so is of poor-quality visual amenity, even in the instance of the containers being removed. In this context, the provision of a well-designed boundary wall represents a clear visual improvement and the prior reason for refusal has been appropriately addressed.

4.3.4 In respect of this, the development proposal will not have a detrimental impact upon the character and appearance of the surrounding area, in accordance with the provisions of Policy SO1.2 Cannock Chase District Local Plan, the Design SPD and the National Planning Policy Framework.

### 4.4 Impact on Residential Amenity

4.4.1 The previous reason for refusal under application reference CH/24/181 related to an insufficient level of information being provided to determine the level of noise, the duration of noise and its potential impact and mitigation measures. As part of the current planning application, the applicant has submitted a Noise Assessment in support of the application, of which concludes the following:

*The assessment quantifies the potential noise impact of the development, including that of background music noise and patron noise.*

*The results of the noise impact assessment indicate that, during the daytime operational hours up until 23:00, the impact of background music and patron noise is low, and the outcome of the assessment indicates that 'No Observed Effect Level' when assessed in accordance with the NPPF and NPSE. 8*

*The patron noise assessment of periods during the nighttime between 23:00 – 03:00 indicates that the increase in ambient noise level at NSR 1 and 3 would be 'Slight', which indicates 'Lowest Observed Effect Level' when assessed in accordance with the NPPF and NPSE. However, the assessment at NSR 3 indicates the increase in noise level due to patron noise may be 'Substantial'.*

*In order to reduce the noise levels at the NSRs as much as possible, a scheme of noise control measures has been devised. Should these be implemented, it is expected that the potential noise impact would drop to 'Not Significant' at the residential NSRs and 'Slight' at the nearby hotel apartments. This outcome represents 'No Observed Effect Level' when assessed in accordance with the NPPF and NPSE.*

#### 4.4.2 The noise control measures include:

- The maximum number of patrons using the external patron area in the night between 23:00 – 03:00 should be limited to 150 people.
- Additional noise barriers should be installed on top of the containers. The barriers should rise 0.5m from the roof of each container and be constructed of a material with a minimum surface mass of 10kg/m<sup>2</sup> with no gaps and holes.
- The section of wall along the eastern perimeter of the site should be extended from 2.5m to 3.6m in height. The extended noise barrier should be constructed of a material with a minimum surface mass of 10kg/m<sup>2</sup> and have no gaps or holes.

#### 4.4.3 The above mitigation measures have been secured by planning condition, to be implemented within one month of the grant of planning consent.

#### 4.4.4 The Councils Environmental Protection Officer has reviewed the submitted Noise Impact Assessment and has no objections to the scheme.

#### 4.4.5 The application site is located within an established town centre, adjacent to similar uses such as hot food takeaways, pubs/bars, and restaurants. The nearest residential properties are apartments within the Victorian New Hall, adjoining the site. A neighbour objection raises concerns in respect of the potential noise from the premises and the rear courtyard area. Although the scheme will lead to increased activity at the rear of the property, this will not give rise to an unacceptable level and this arrangement is acceptable given the site's town centre location, as numerous town centre bars/nightclubs have external seating areas.

#### 4.4.6 The Council are satisfied that the development scheme would not result in undue noise and disturbance to adjoining occupiers. Mitigation measures have been secured by planning condition and with these in place, the proposal will not have a detrimental impact upon the quiet enjoyment that adjacent neighbours may reasonably be expected to enjoy. In respect of this, the proposal is compliant with to Policy SO2.2 of the Local Plan and the NPPF.

## 4.5 Impact on Highway Safety

- 4.5.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.5.2 The previous planning application was refused on the grounds of insufficient information in respect of a pedestrian visibility splay as well as a parking layout plan.
- 4.5.3 As part of the current planning application, this information has been provided and assessed by the Staffordshire County Council Highways team, who have confirmed that they have no objection. The application does not propose any increase in the height of the existing perimeter wall fronting Danilo Street, and the access arrangements remain unchanged. 15no parking spaces will be retained at the site and the current access and level of car parking provision are considered appropriate to serve the development. Furthermore, a Pay and Display car park lies across from the site to the south, with provision for approximately 50no parking spaces.
- 4.5.4 Given the above, adequate information has been provided to assess the acceptability of the proposed development and it has been determined that the scheme will not have a detrimental impact upon highway safety within the site nor create a highway safety hazard on the surrounding highway network, in accordance with Paragraph 116 of the NPPF.

## 4.6 Impact on Nature Conservation Interests

- 4.6.1 Under Policy CP13 development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. Furthermore, in order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase District that leads to a net increase in dwellings will be required to mitigate adverse impacts. There is a no net increase in dwellings. As such, SAC mitigation contributions are not required.
- 4.6.2 The application site is not subject to any formal or informal nature conservation designation and is not known to support any species that is given special protection, or which is of particular conservation interest. As such the site has no significant ecological value and therefore the proposal would not result in any direct harm to nature conservation interests.

### *Biodiversity Net Gain*

- 4.6.3 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the biodiversity gain condition that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
  - (b) the planning authority has approved the plan.
- 4.6.4 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

4.6.5 Based on the information available this permission is considered to be one which will not require the approval of a Biodiversity Gain Plan before development is begun because one of the statutory exemptions or transitional arrangements are considered to apply.

4.6.6 Given the above it is considered that the proposal, would not have a significant adverse impact on nature conservation interests either on, or off, the site. In this respect the proposal would not be contrary to Policies CP3, CP12 and CP13 of the Local Plan and the NPPF.

#### 4.7 **Drainage and Flood Risk**

4.7.1 The site is located in Flood Zone 1 on the Environment Agency's Flood Zone Maps and so is at least risk of flooding. In terms of drainage, the property relates to an existing commercial unit. As such it is in close proximity to drainage infrastructure that serves the surrounding area and is considered acceptable.

#### 4.8 **Mineral Safeguarding**

4.8.1 The site falls within a Mineral Safeguarding Area (MSAs). Paragraph 212, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), both aim to protect mineral resources from sterilisation by other forms of development.

4.8.2 The application site is located within a Mineral Safeguarding Area. Notwithstanding this, the advice from Staffordshire County Council as the Mineral Planning Authority does not require consultation on the application as the site falls within the development boundary of an urban area and is not classified as a major application.

4.8.3 As such, the proposal would not prejudice the aims of the Minerals Local Plan.

#### 4.9 **Ground Conditions and Contamination**

4.9.1 The site is located in a general area in which Coal Authority consider to be a development low risk area. As such, the Coal Authority does not require consultation on the application, and it is advised that any risk can be managed by the attachment of an advisory note to any permission granted.

### 5. **Human Rights Act 1998 and Equality Act 2010**

#### *Human Rights Act 1998*

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve accords with the policies of the adopted Local Plan and the applicant has the right of appeal against this decision.

#### *Equality Act 2010*

5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

5.3 It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

5.4 Such consideration has been balanced along with other material planning considerations, and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

## **6. Conclusion**

6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests regarding design, overlooking, overbearing, loss of light or privacy. There is also no material impact on parking or highways requirements as a consequence of the development. Accordingly, the development is judged to be in accordance with the Development Plan.

6.2 It is therefore recommended that the application be approved subject to the attached conditions.

**Application:** CH/26/101

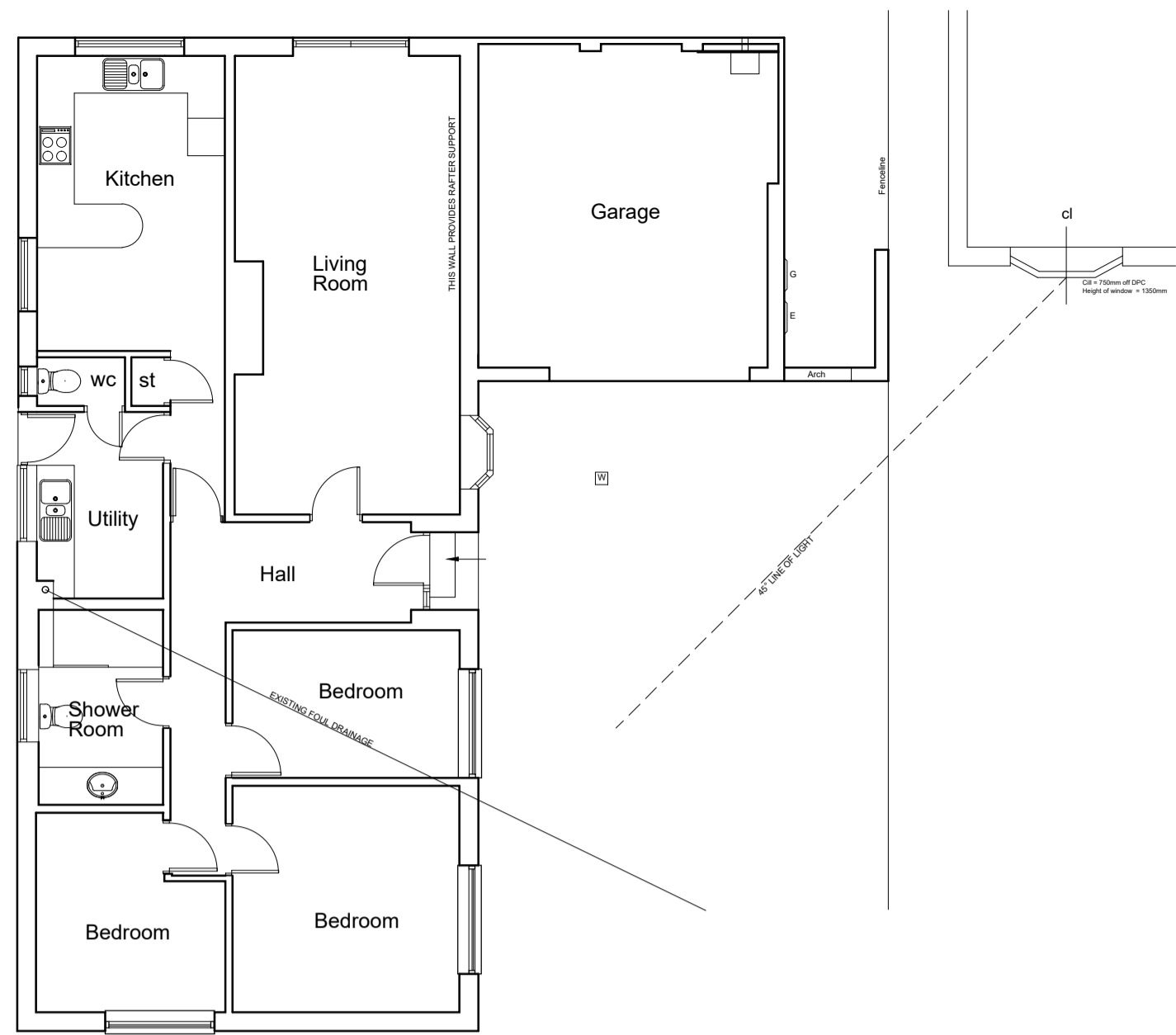
Item No. 5.38

**Location:** 500B Littleworth Road, Cannock, Staffordshire WS12 1JB

**Proposal:** Side extension with dormer to rear, and single storey front extension following demolition of existing garage



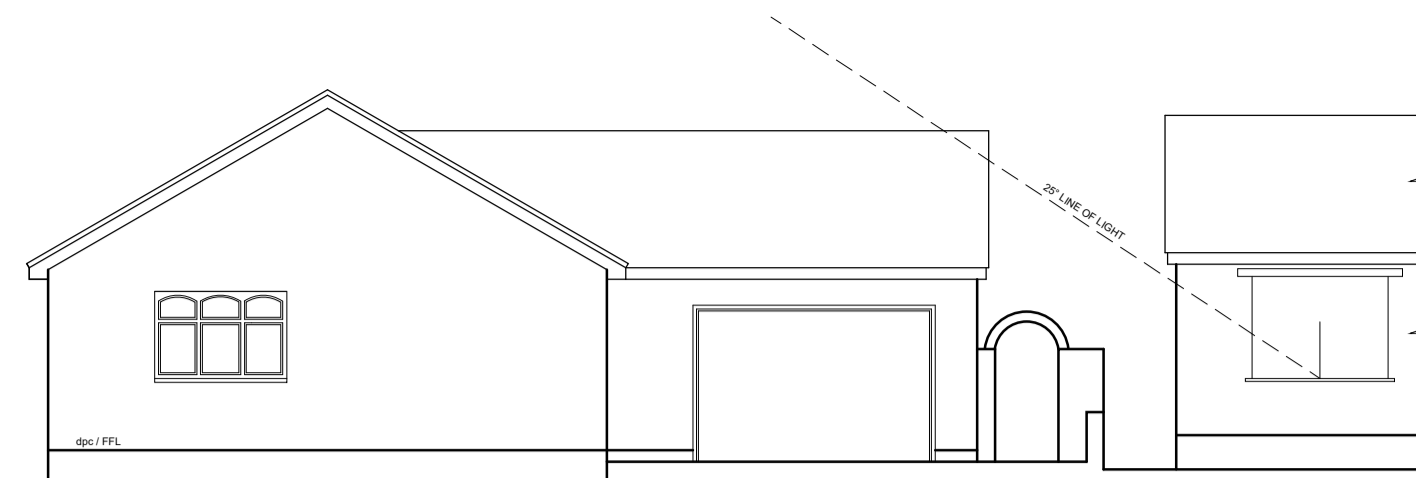
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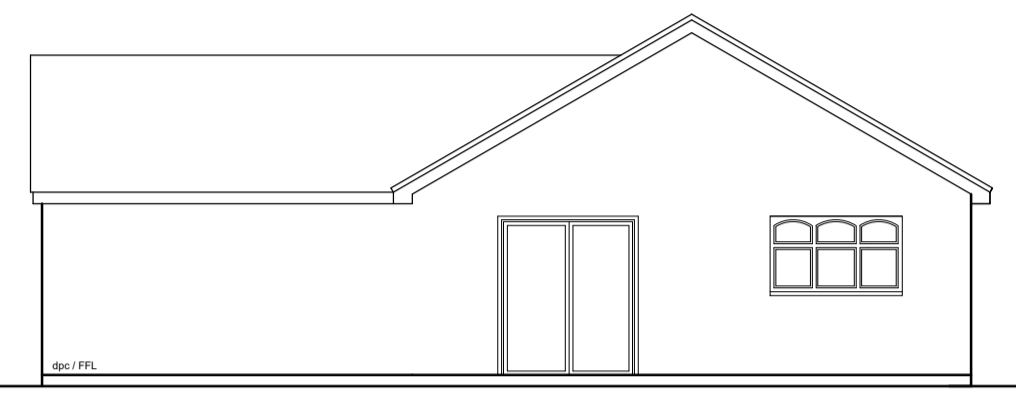
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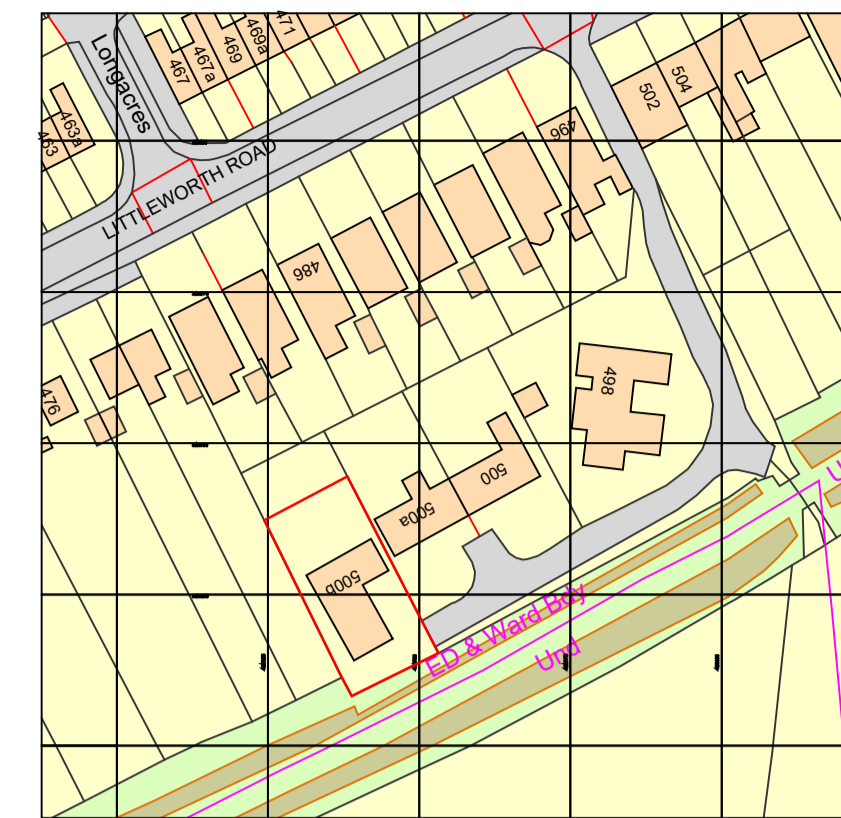
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3 Existing North Elevation  
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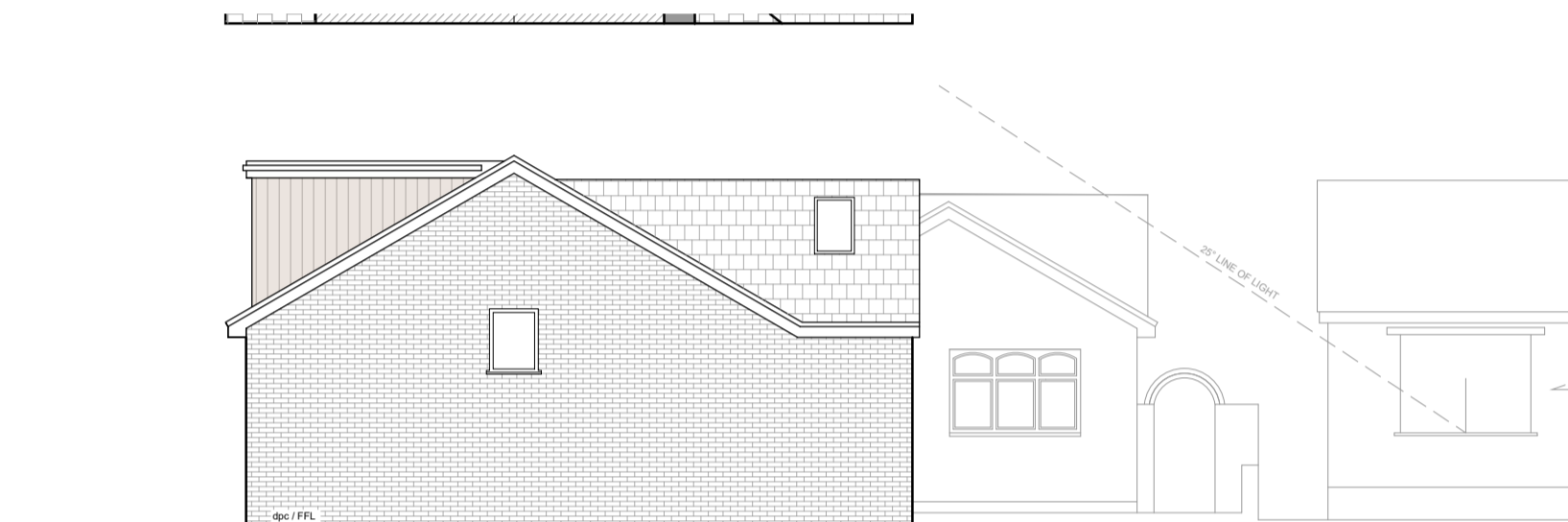
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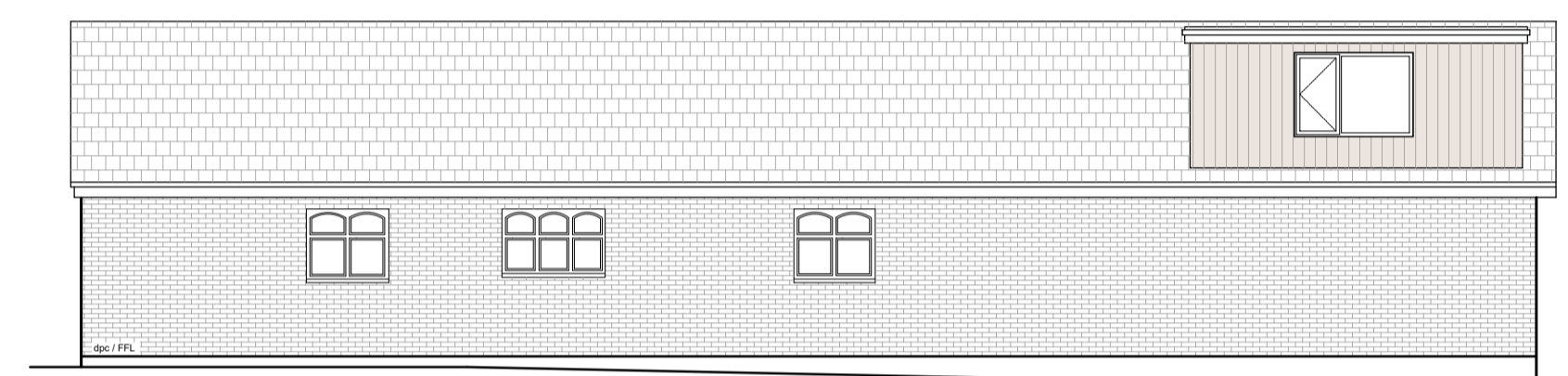
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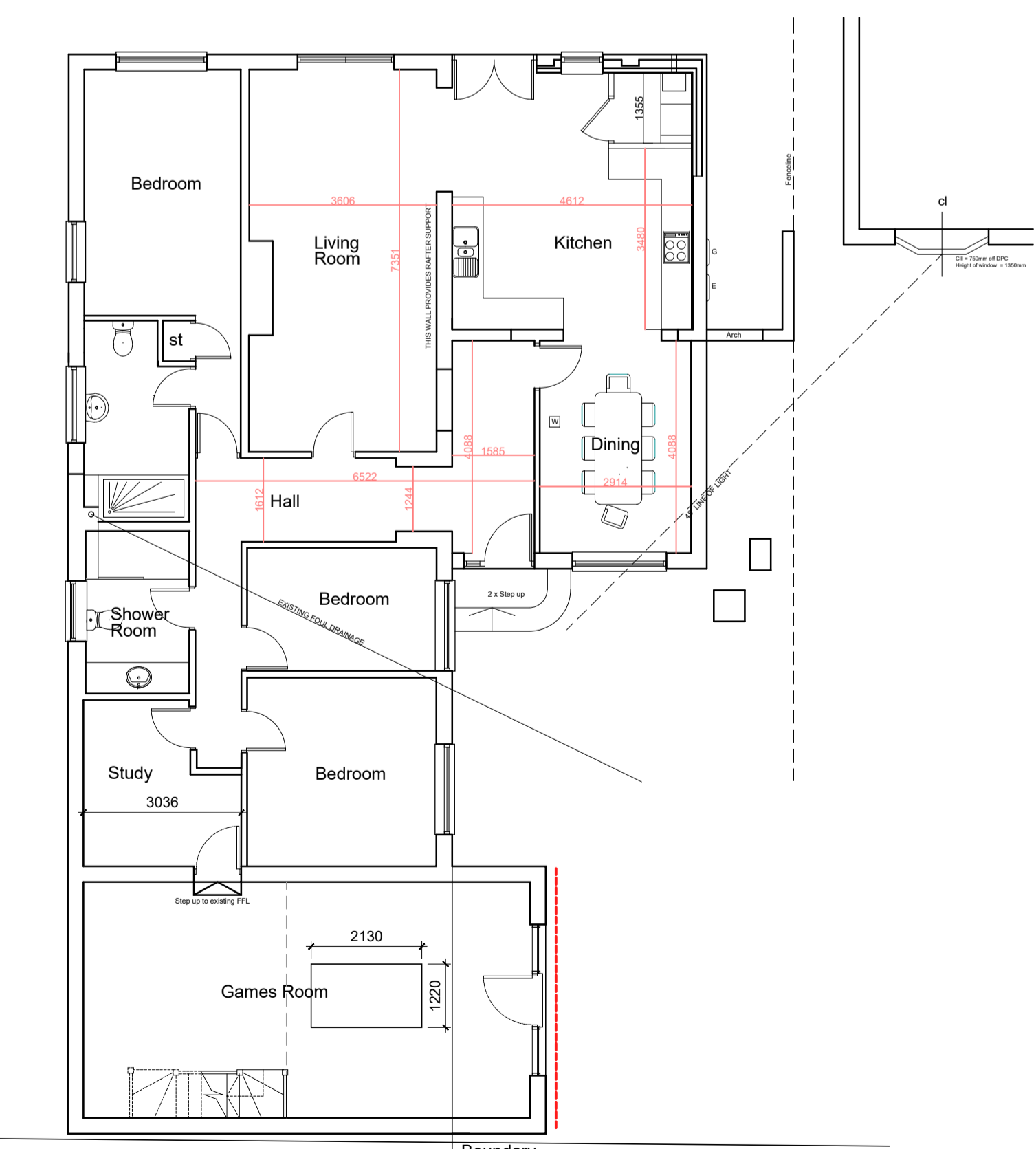
6 Proposed East Elevation  
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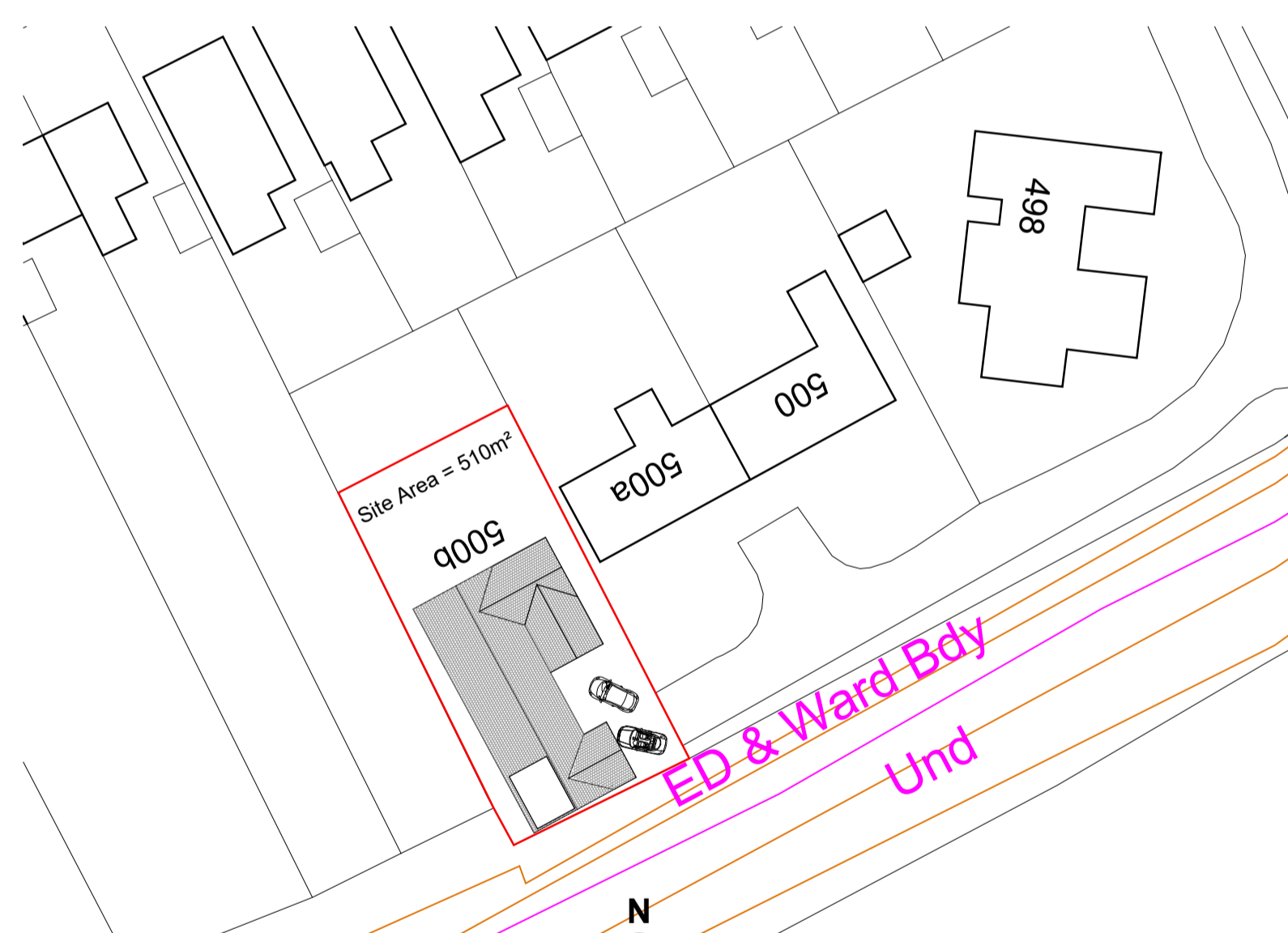
7 Proposed South Elevation  
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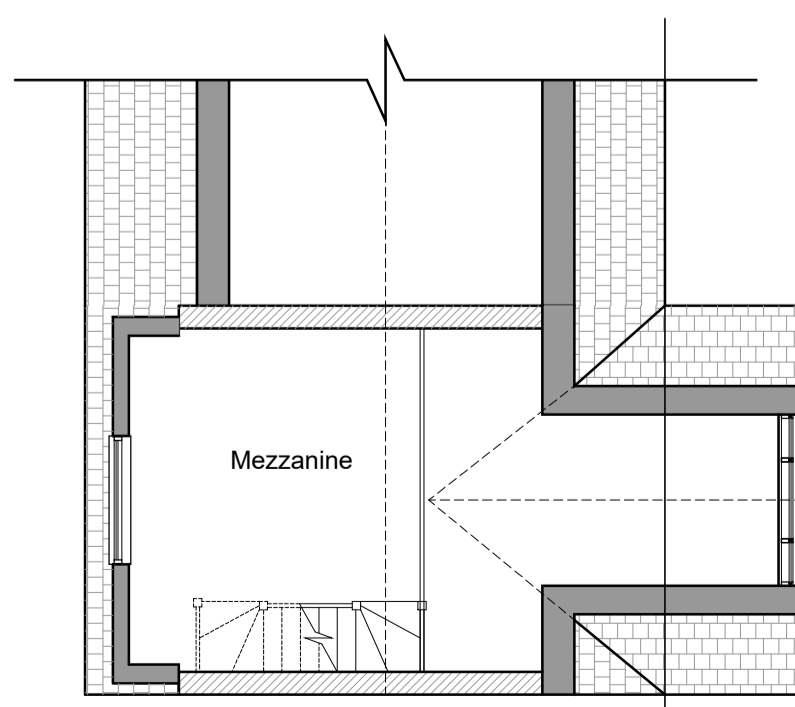
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As shown



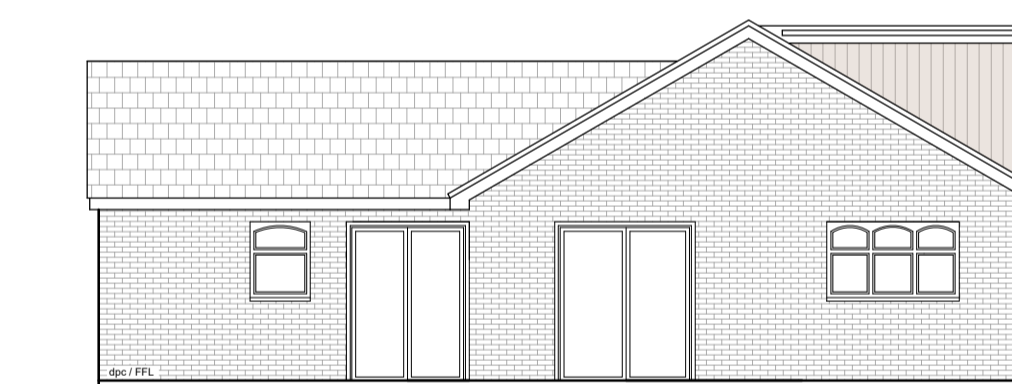
10 Proposed GF Plan  
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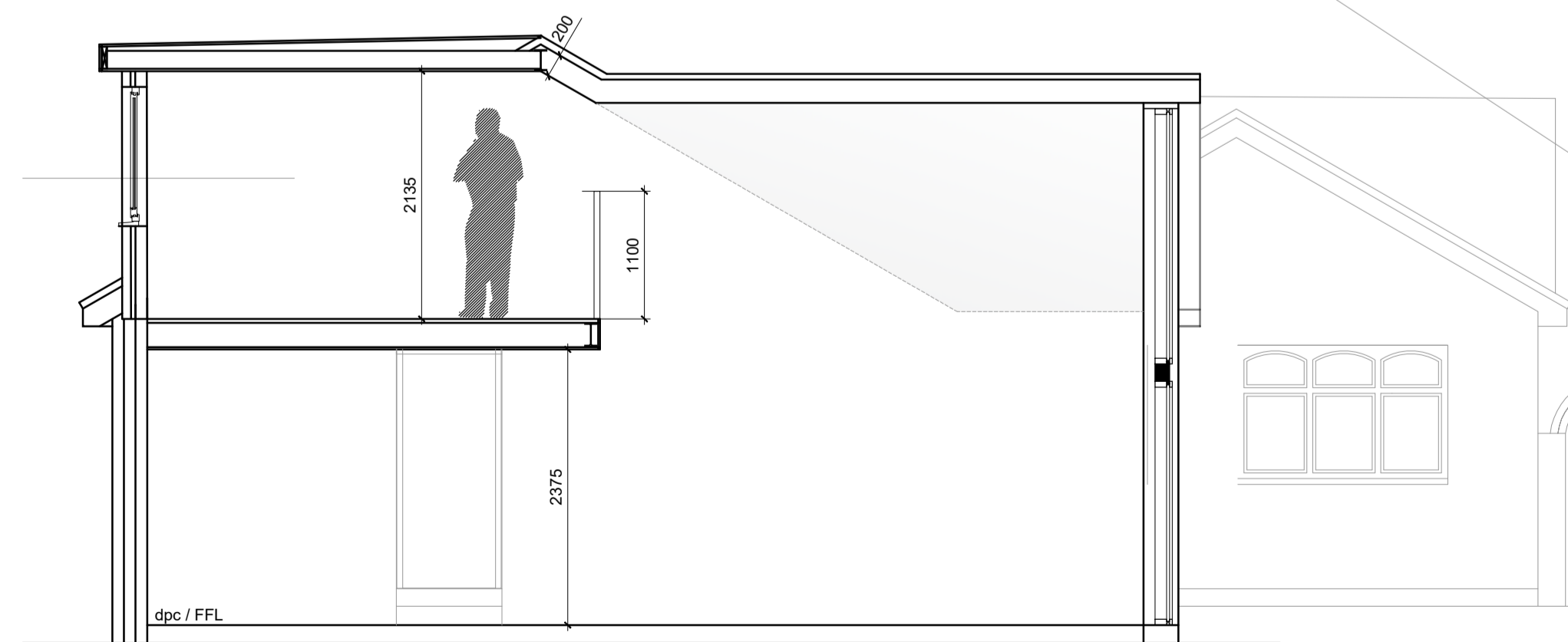
12 Block Plan  
1:500



11 Proposed FF Plan  
1:100



9 Proposed West Elevation  
As shown



14 Section 01  
1:50

D	Amendments to games room gable	MB	15.09.25
C	Amendments to games room gable	MB	08.08.25
B	Amendments to games room gable	MB	05.08.25
A	Additional games room extension and first floor added above	MB/JC	17.03.20
X	FIRST ISSUE	-	-

Rev: Details: By / Chk: Date:

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Notify J Mason Associates immediately of any variation between drawings and site conditions.

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Where drawings are based on survey information received, surveys are available on request.

All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.

**H&S HAZARDS:**

Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with reasonable skill and care using a warning triangle system.

This drawing is to be read in conjunction with all other hazards/risks which have been identified and recorded within the construction phase H&S plan.

It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Significant hazards are defined as:-

- Those not likely to be obvious to a competent contractor or other designers.
- Those of an unusual nature.
- Those likely to be difficult to manage effectively.

## J Mason Associates

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5030392

Client:  
**Mr Matt Hyden**

Project:  
**500b Littleworth Road, Hednesford**

Drawing Title:  
**Existing Survey & Proposal**

Stage: <b>RIBA 2</b>	Status: <b>Preliminary</b>	Sheet Size: <b>A1</b>
Job Number: <b>2446</b>	Date: <b>13.02.2020</b>	Scale: <b>As Noted</b>

Revision:  
**2446-01**

D

**Planning Control Committee**

**29<sup>th</sup> April 2026**

<b>Application No:</b>	CH/26/101
<b>Received:</b>	11 <sup>th</sup> March 2026
<b>Location:</b>	500B Littleworth Road, Cannock, Staffordshire WS12 1JB
<b>Ward:</b>	Hednesford Hills & Rawnsley
<b>Description:</b>	Side extension with dormer to rear, and single storey front extension following demolition of existing garage
<b>Application Type:</b>	Full Planning Application

**The application is being presented to Members due to the applicant being employed by Cannock Chase District Council.**

#### **Recommendation**

Approve, subject to conditions.

#### **Reason for Recommendation**

In accordance with paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development.

#### **Conditions (and Reasons for Conditions):**

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 & Country Planning Act 1990.

2. The materials to be used for the external surfaces of the development shall be of the same type, colour, and texture as those used on the existing building.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policy SO1.2 and the NPPF.

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

- 2446-01D-Design Proposal

Reason:

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

## Notes to the Applicant

### ***Coal Authority***

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:

[www.gov.uk/government/organisations/mining-remediation-authority](http://www.gov.uk/government/organisations/mining-remediation-authority).

## Consultations and Publicity

### ***Statutory Consultations***

None.

### ***Non-Statutory Consultations***

None.

## Response to Publicity

The application has been advertised by neighbour letter. No representations have been received.

## Relevant Planning History

CH/20/133 - Garage conversion, single storey front extension and two storey side extension. Approved 1<sup>st</sup> July 2020.

### **1. Site and Surroundings**

- 1.1 The application site is comprised of a detached, modified 3no bedroom bungalow located within a residential area of Hednesford, Cannock. Littleworth Road is characterised by a variety of two-storey and bungalow properties. The dwelling is one of 4no bungalows set back from Littleworth Road on a small cul de sac, with open agricultural land to the south.
- 1.2 The dwelling is of brick construction under a pitched roof. To the front of the dwelling is a gravelled driveway suitable for at least 3no vehicles. To the rear of the dwelling is a lawned area, partially bound by close board fencing.
- 1.3 The site has been identified as being in a Mineral Consultation Area and a historic landfill site. The site is also considered as a low-risk development area by the Coal Authority.

### **2. Proposal**

- 2.1 The application seeks planning permission for the erection of a side extension with dormer to rear, and single storey front extension following demolition of existing garage.
- 2.2 The side extension would extend approximately 4 metres from the existing property with a flat roof dormer to the rear. The dormer window would not project above the apex of the roof and will be 3.8 metres in width. The dormer window

will create a first-floor mezzanine, which could serve as an additional bedroom. An eastern facing window is proposed at the side extension, of which will comprise floor to ceiling glazing.

- 2.3 The single storey front extension would extend to 3.9 metres, with a pitched roof and would serve as a dining room. A southern facing window is proposed. The external materials are to match that of the existing property.

### 3. Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2026) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include:

- Policy SO1.2 Enhancing the Quality of the Built Environment

- 3.3 Relevant policies within the minerals plan include:

- Policy 3 - Safeguarding Minerals of Local and National Importance and Important Infrastructure

- 3.4 Other relevant documents include: -

- i) Design Supplementary Planning Document, April 2016.
- ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.
- iii) Manual for Streets.

#### ***Other Material Considerations***

### 3.5 The National Planning Policy Framework (NPPF)

Relevant Paragraphs:

8:	Three Dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
48-51:	Determining Applications
115 d), 116:	Highway Safety
131-141:	Achieving Well-Designed and Beautiful Places
170-182:	Planning and Flood Risk
192-195:	Habitats and Biodiversity
196-201:	Ground conditions and Pollution
231-233:	Implementation

### 3.6 Other relevant documents

- Design Guide Supplementary Planning Document, April 2016.
- Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005

## 4. Determining Issues

The determining issues for the proposed development include:

- i) Principle of Development
- ii) Character and Appearance
- iii) Residential Amenity
- iv) Parking and Highways
- v) Environmental Considerations

### 4.1 Principle of Development

4.1.1 The proposal is for extensions to an existing residential property that is sited within a residential location. In general, domestic extensions within existing urban areas are acceptable in principle subject to other relevant policy and planning considerations. The next sections of this report will consider the proposals in the light of these considerations and determine what harms or benefits arise from the proposal.

### 4.2 Character and Appearance

4.2.1 The proposed extensions are modest in size and scale, and appropriate in form and massing in the context of the existing dwelling. It would also be typical in design with the proposed materials matching that of the existing dwelling. The proposed flat roof style of the dormer window conflicts with guidance set out within the Council's Design SPD, which states that flat roofs will not be acceptable. Whilst this is noted, the dormer extension will be sited to the rear of the property and will not be readily visible within the street scene and as such, the proposed flat roof is acceptable in this instance.

4.2.2 Regarding the impact on the surrounding area, other dwellings have benefitted from some degree of alteration or extension and as there will not any alteration at the frontage, the proposal would not look out of place nor adversely impact the character and form of the area.

4.2.3 Therefore, having had regard to Policy SO1.2 of the Local Plan and the paragraphs of the NPPF, it is considered that the proposal would be well-related to existing buildings and their surroundings such that it would be acceptable in respect to its impact on the character and form of the area.

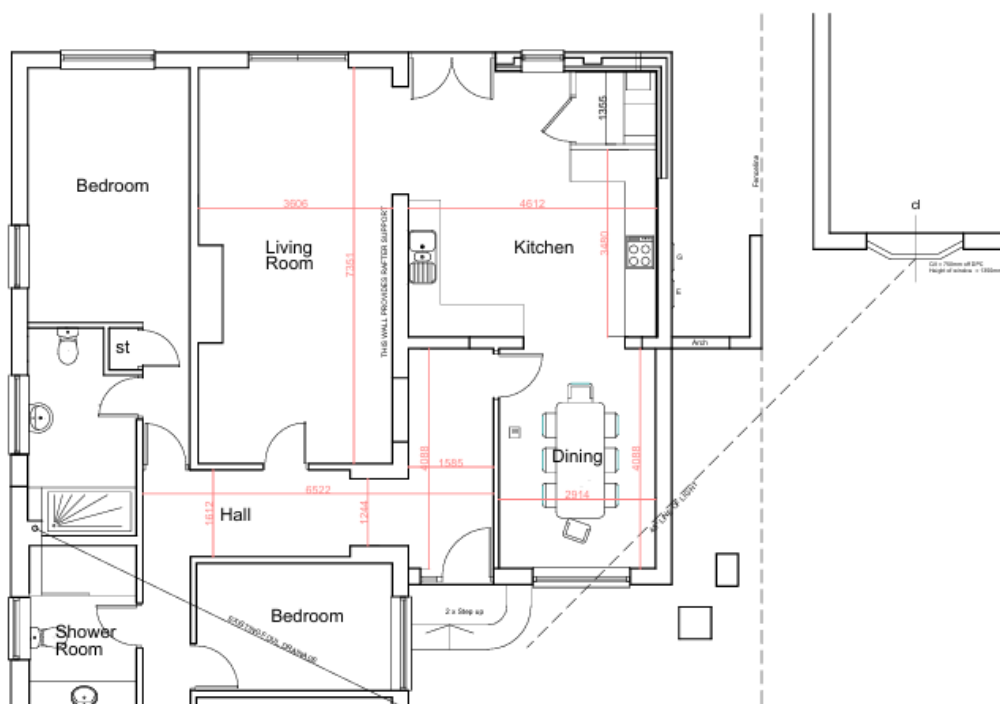
### 4.3 Residential Amenity

4.3.1 The nearest neighbours to the application site are no. 500a Littleworth Road and nos. 484, 482 and 480 Littleworth Road, with their rear gardens backing onto the application site.

4.3.2 Regarding the impact of overbearing and overlooking, the proposed rear extension with dormer, creating a first-floor mezzanine level, comprises a western facing window of which would partially overlook into the rear amenity space of no. 480 Littleworth Road. However, any overlooking would be some 50m from the rear elevation of No.480. As such, the impact in terms of overbearing and overlooking would not be significant with the majority of the views being taken over the agricultural land to the south. The single storey side extension comprises a large, floor to ceiling window, facing east. This will not look into the private amenity

space of adjoining properties and therefore has no impact on the amenity of adjoining neighbours.

- 4.3.3 The single storey front extension comprises a southern facing window which would look out onto the driveway of no. 500B and the shared access road beyond this. Therefore, there is no risk of overbearing or overlooking that goes above and beyond the existing levels that are currently present. No concerns regarding loss of privacy are envisaged to result from the proposal.
- 4.3.4 Regarding the loss of light, the single storey front extension would intercept the 45-degree angle taken from the nearest neighbouring principal window of no. 500a.



- 4.3.5 However, the proposal complies with the 25-degree vertical angle taken from this window of which would ensure an appropriate level of natural light. As such, it is considered that the design of the proposal is acceptable in regard to its amenity considerations, in the context of NPPF requirements and, Policy SO1.1 of the Cannock Chase Local Plan and the Council's Design SPD.

#### 4.4 Parking and Highways

- 4.4.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.4.2 The proposal involves the creation of at least one additional bedroom at the first floor. The re-configured internal layout at ground floor proposes a games room at the rear extension, however this could serve as a bedroom. Notwithstanding this, the parking and access arrangements will be unchanged, and the site has adequate parking provision for at least 3no vehicles on a large area of hardstanding to the front of the property, of which would adequately serve a 4no bedroom property. As such, the proposal accords with Paragraph 116 of the NPPF and the Cannock Chase Parking Standards SPD.

## 4.5 Environmental Considerations

- 4.5.1 The site falls within a Mineral Consultation Area (MCAs). Chapter 17, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), aim to protect mineral resources from sterilisation by other forms of development.
- 4.5.2 The development would fall under Item 1 within the exemption list as an application for householder development and is therefore permitted. As such the proposal is compliant with Policy 3 of the Minerals Local Plan.
- 4.5.3 The site is located in Flood Zone 1 on the Environment Agency's Flood Zone Maps which is at least threat from flooding. In this instance, the proposed extension would be constructed within an existing residential curtilage and as such would have no further impact on flood risk in this location.
- 4.5.4 As such, the proposal subject to conditions, would accord with the requirements of Paragraph 170 of the NPPF which seeks to steer new development away from areas of flooding.
- 4.5.5 The site is located in a general area in which Coal Authority consider to be a low-risk development area. The Coal Authority does not require consultation on the application, and it is advised that any risk can be managed by the attachment of an advisory note to any permission granted.

## 5. Human Rights Act 1998 and Equality Act 2010

### *Human Rights Act 1998*

- 5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

### *Equality Act 2010*

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.
- 5.3 By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:
- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited.
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

- 5.4 Such consideration has been balanced along with other material planning considerations, and it is considered that the proposal is acceptable in respect to

the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

**6. Conclusion**

- 6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests regarding design, overlooking, overbearing, loss of light or privacy. There is also no material impact on parking or highways requirements as a consequence of the development. Accordingly, the development is judged to be in accordance with the Development Plan.
- 6.2 It is therefore recommended that the application be approved subject to the attached conditions.