



Cannock Chase Council:
Cannock Chase Local Plan
Representation Form

Name of the Local Plan to which this representation relates: Cannock Chase Local Plan

Please return to: planningpolicy@cannockchasedc.gov.uk or:
Planning Policy, Cannock Chase Council, Civic Centre, PO Box 28,
Beecroft road, Cannock, Staffordshire, WS11 1BG

Please return by: 5:00pm on Monday 18 March 2024 (late forms will not be accepted)

Part A: Personal Details

	1. Personal Details*	2. Agent's Details (if applicable)*
	*If an agent is appointed, please provide client Title, First Name, Last Name, Organisation (if applicable) and Post Town in column 1 and provide full contact details for the agent in column 2.	
Title	MR	
First Name	PETER	
Last Name	KNIGHT	
Post Town	[REDACTED]	
Organisation (where relevant)	LAND OWNER Peter Knight	Building & Property Services (midlands) LTD
Address Line 1	[REDACTED]	
Address Line 2	[REDACTED]	
Address Line 3	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

Do you consent to be notified about progress of the Cannock Chase Local Plan?

Yes No

Notifications: If you consent to be notified about progress on the Local Plan your details will be added to the consultation database. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Contact will be limited to information regarding planning policy and your data will not be shared. You may unsubscribe at any time by email or writing to us using the details on this form. Data will only be held until adoption of the Cannock Chase Local Plan.

For Office Use	Part A Reference	A0116
----------------	------------------	-------

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Making a representation: We cannot accept anonymous representations. You must provide your contact details but only your name and comments will be published on the website. Your personal data will be held securely and processed in line with our privacy notice www.cannockchasedc.gov.uk/privacynotices. Once the plan is submitted your comments will be shared with the Planning Inspectorate and an independent inspector will review representations. You have the right to withdraw your representation and your data will be destroyed. Data will only be held until adoption of the Cannock Chase Local Plan.

Part B: Representation Form

Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s)**. We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.

Part B: Representation

Name and Organisation: PETER KNIGHT LAND OWNER	
--	--

Q1. To which document does this representation relate? (Please tick one box)

- Cannock Chase Local Plan 2018-2040
- Sustainability Appraisal of the Cannock Chase Local Plan 2018-2040
- Habitats Regulations Assessment of the Cannock Chase Local Plan 2018-2040

Q2. To which part of the document does this representation relate?

Para-graph:		Policy:		Site: 435 CANNOCK RD LEONORWOOD STAPES W512 4AE	Policies Map:	
-------------	--	---------	--	--	---------------	--

Q3. Do you consider the Cannock Chase Local Plan is:

- A. Legally compliant Yes: No:
 - B. Sound Yes: No:
 - C. Compliant with the Duty to Co-operate Yes: No:
- (Please tick as appropriate).

For office use	Part B reference	B0164
----------------	------------------	-------

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q4. Please give details of why you consider the Cannock Chase Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Cannock Chase Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

I Twice Met the steering Group of Wednesday and on reflection, I felt they Misrepresented the local people. What they would like to see on the site are flats or houses for older people. This is age discrimination. Also since the meetings there have been a number of old peoples homes built in the area. There was already one on station Rd this was not discussed. I appreciate we need more flats or houses for older people as a 63 year old myself I do not discriminate who goes into the existing flats at 435 Cannock Rd. The Agent who found all the tenants said its better not to say young or old as it may restrict who buys or rents. I see that the site at the rear of 435 is only 3 story at the front and 2 at the rear. over the road we have 4 story and I have 4 on the front and want 3 on the rear John Hemmingsley said at the Meeting I would be able to get more on the site. I feel this impact on his comments. I do have planning permission on the site at the moment and would like any restrictions on the site to enable more to be built.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Q5. Please set out the modification(s) you consider necessary to make the Cannock Chase Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Please continue on a separate sheet if necessary)

Cannock Chase Council:
Cannock Chase Local Plan
Representation Form



Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Cannock Chase Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

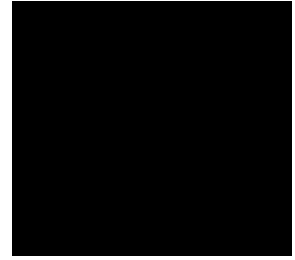
I am a land owner of the included hearing

(Please continue on a separate sheet if necessary)

Please note: The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Signature:		<i>Buddham & Partners Surrey LTD</i>	Date: <i>15-3-24</i>	
------------	--	--	-------------------------	--

CCDC
LN 18 MAR 2024
POST ROOM



21/2/2018

Hednesford Neighbourhood Plan Consultation

Dear Clare Eggington (planning policy Manager)

I am the owner of The land to the rear of 419-435 Cannock Road, Hednesford, Staffs, WS12 4AE.

I refer to my letter dated 30-08-2016 to Mr Harrison and the Committee of the Draft Neighbourhood Plan.

I do note the need for over 55's accommodation in the area but do not think that the development at the above site can be exclusively for over 55's.

There is already a mixture of over and under 55's in the Existing Building 435 Cannock Road, Hednesford.

There is live Planning for further units on the site and I do intend to build as the existing permission.

There is the possibility of increasing density on the site unless unreasonable restrictions are placed on the site bearing in mind the surrounding buildings.

The existing planning has four storey at the front and three at the rear.

I can see in the Draft Policies Proposals on page 12 the policy has the desire to increase footfall into Hednesford to support the town.

There is a need for accommodation for young and over 55's.

Yours sincerely

Peter Knight

From: [REDACTED]
Sent: 17 May 2023 16:55
To: Peter Knight
Subject: RE: planning application 427 to rear of 435 Cannock road Hednesford

Hi Peter,

As discussed I am of the view that planning permission CH/11/00150 has been implemented - Building Control has signed off the drainage and I have received confirmation of this from them. There are no conditions precedent that require discharge prior to the commencement of the development however there are still some conditions that do require the submission of an application before you come to that stage of the development. I'm happy to talk you through these if required.

Finally can you please forward me a copy of the letter you have from Richard Sunter regarding the materials as I can see no record of this on our files and this would be useful if we receive any queries in the future.

Also, I do not believe there is a s106 payment required as this was attached to planning permission CH/02/0505 and has not been included in any of the subsequent permissions. As you have not implemented permission CH/02/0505 this is no longer relevant.

Kind regards
Claire

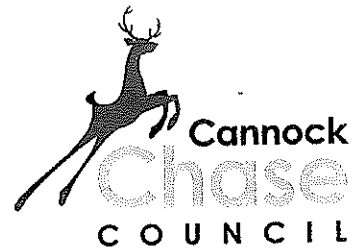


[REDACTED] | Interim Development Management Team Leader
Cannock Chase Council | Civic Centre | Beecroft Road | Cannock | WS11 1BG
[REDACTED] | www.cannockchasedc.gov.uk

Information you supply to us via email will be dealt with in line with data protection legislation. We will use your information to enable us to fulfil our duties in relation to your enquiry. To that end, where the law allows, your information may be shared with relevant departments within the council, and with other authorities and organisations where required. Cannock Chase Council is the data controller for any personal information you provide. For more information on your data protection rights relating to the service to which your email relates, please visit www.cannockchasedc.gov.uk/privacynotice

From: Peter Knight <knightbps@hotmail.co.uk>
Sent: 16 May 2023 21:23

26-3-18



PART 2

Name:

Organisation (if applicable):

Please state which part of the Neighbourhood Plan (for example which section, paragraph or policy) your representation relates to:

PAGE 42, POLICY H1B2 RETIREMENT SCHEME PROPOSAL,
CANNOCK ROAD, PAGES 63. Paragraph 13.13 13.14

Please use the space below to make comments on this part of the Neighbourhood Plan

As the land owner of a large part of the site identified for the Retirement Scheme Proposal. I would like to point out that several buildings on the total site including Station House 435 Cannock Rd already have tenants that are under 55.

I do not intend to change the situation.

However I would not rule out some form of over 55s on part of the site if a mix of ages is possible. Going forward a shortfall of housing is expected for the young also.

Density is the key as this would help footfall into shopping area up Hednesford.

Number 437 Has both retail and flats. The flats being occupied by a mixture of ages.

441 Cannock Rd has recently converted into residential flats.

Please continue on separate sheet if required

PETER KNIGHT,

Dear Mr Harrison,

Thank you for spending time to explain notes relevant to 435 Cannock Rd in the Neighbourhood plan.

In reply to your letter of 4th July 2016 concerning Former Police Station.

When I acquired the building in 2000 it was in a poor state of repair. Its subsequent refurbishment and conversion means it will be a local feature for many years to come.

It is nice to know the Building is of special interest and hopefully appreciated by local People some of which are residents of 435.

Drawing your attention to page 15 of the draft policy.

The site of 419 to 435 Cannock Road.

The Redevelopment of 25 flats is still going ahead and as said in the policy will provide much needed Housing in the area and footfall into Hednesford.

The demolition of existing buildings will take place in the next few weeks.

The Building fronting Cannock Road in place of 419 to 435 reflects and respects the historic character of Station House

as identified on page 10 (f).

This should also help with footfall into the town centre.

I do note however that there is a note on page 19 that suggests that a development of a three storey building to the front and two to the rear would be a suitable alternative.

This is contradictory both to other notes in the policy about density and also the fact that I can look out of my window and see four storey development across the road.

Any reduction in development means less dwellings.

Not helpful to housing shortage or footfall, bearing in mind the distance between buildings far exceeds planning guidelines.

I look forward to your comments.

Yours Sincerely

Peter Knight.

Hednesford Town Council

Neighbourhood Plan Steering Group

11:10 3 February 2017 – Meeting Room 1 Pye Green Community Centre

Present: Cllrs B Gamble (Chair), A. Pearson, D Wisehall, J Heminsley and P Harrison. Invited Consultees Messrs P Knight and N Plant

Draft Neighbourhood Plan – Additional Consultation

Mr Knight had submitted detailed observations as part of the consultation on the draft Plan. As he had a particular interest in land referred to in one of the proposed policies the Steering Group had invited Mr Knight to the meeting to give him the opportunity to comment further on the plan

Bearing in mind the current planning approvals, Mr Knight gave details of his development intentions and indicated the extent of his land ownership

Members of the Steering Group complimented Mr Knight on the renovation of the former Police Station that he had undertaken and were pleased to note that he intended to carry out a "traditional" development in keeping with the area

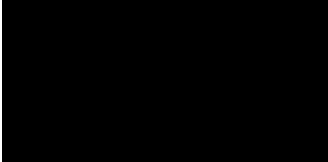
As a consequence of the discussion the Steering Group agreed to recommend that Policy TC7 be amended as follows "Redevelopment of nos. 427-433 and 437-445 Cannock Road for residential development suitable for the elderly will be supported and the feasibility of achieving this will be pursued in conjunction with the main landowner. The land is considered to be suitable for high density development, subject to protecting the amenities of existing nearby residential properties."

The meeting ended at 12:00

November 2019



Mr Peter Knight
Buildings & Property Services (Mids) Limited



Dear Consultee,

CANNOCK CHASE LOCAL PLAN UPDATE

I am writing to you to update you on progress with the Local Plan, as you have previously requested updates on this.

The Council has adopted an updated Local Development Scheme following its 6th November meeting. The updated Local Development Scheme sets out a revised timetable for the production of the Local Plan Review. It also confirms that the Area Action Plan for Cannock Town Centre will no longer be progressed.

As you may recall, we recently consulted upon our Local Plan Issues and Options (2019) in summer this year. As part of this we asked for views on how our policy approach to the District's town centres should be taken forward in light of the issues facing town centres across the country and given recent changes to national planning policy and guidance.

After consideration of the consultation responses and the factors outlined above, we have decided to no longer continue with production of an Area Action Plan for Cannock Town Centre (which has previously been detailed in our Local Development Scheme, with the last consultation on Issues and Options in 2017). Strategic policies for the District's town centres will be taken forward through the Local Plan Review with detailed planning matters to be delegated to other documents, as necessary. This will enable a more flexible and responsive approach to be taken to the future development of the Districts' town centres, helping to deliver positive changes to these important places.

