

CANNOCK CHASE COUNCIL

**MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE**

WEDNESDAY 20 JUNE 2018 AT 3:00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Cartwright, Mrs. S.M. (Chairman)
Councillors Allen, F.W.C. (Vice-Chairman)

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

11. Apologies

No apologies for absence were received.

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

There were no declarations of interests submitted.

13. Disclosure of lobbying of Members

All Members present declared they had been lobbied by the complainant via email/letter in respect of the Enforcement Investigation relating to 64 New Penkridge Road, Cannock (Application CH/17/073). Councillor P. Snape confirmed that both the complainant and the applicants' representative had lobbied him.

Councillor A. Pearson declared that the press had been in contact with him regarding Application CH/18/154, Hednesford Park Pavilion, Rugeley Road, Hednesford – Proposed facilities building to include toilet provision and changing room. He had commented but made no indication of how he would be voting.

14. Minutes

RESOLVED:

That the Minutes of the meeting held on 30 May, 2018 be approved as a correct record.

15. Members' Requests for Site Visits

Item No. 3 on the agenda – Application CH/17/073, Enforcement Investigation relating to 64 New Penkridge Road, Cannock, erection of a five bedroom house

Councillor Mrs. P.Z. Stretton referred to Item No. 3 on the agenda in respect of the Enforcement Investigation relating to 64 New Penkridge Road, Cannock (Application CH/17/073) and requested that a site visit be undertaken.

The reason given for the site visit was that, as Members had received additional information from the complainant, along with a number of photographs, a site visit would enable Members to view the newly built property from both the complainant's property and the application site so that a more informed judgement could be made.

The Development Control Manager advised that he had additional information regarding this application and he provided the following update:-

“Officers confirm that they have received a request from the complainant asking for a deferral of the application as the complainant, and or his agent, is unable to attend the meeting.

Officers would point out that the complainant was given advance notice of the meeting as early as 22 May, 2018 by email. Officers can confirm that the complainant's wife rang on Friday 15 June to confirm that their agent was speaking and then rang back and confirmed that Mr Suman (the complainant) would speak.

Officers can therefore confirm that the complainant has been given adequate notice of the meeting to make appropriate arrangements for representations to be made at the meeting of Planning Control Committee.

Officers can also confirm that they have emailed the complainant and suggested that he submit a statement that could be read out in the eventuality that members decide to consider the case.

It is a matter for members to determine whether they wish to defer consideration of the item or not”.

The Officer then clarified that the complainant and his representatives were actually in attendance at the meeting but noted that a site visit had been requested.

RESOLVED:

That a site visit be undertaken by the Committee in respect of the Enforcement Investigation relating to 64 New Penkridge Road, Cannock (Application CH/17/073): Residential development, erection of a five bedroom detached house.

Reason:- To enable the Committee to view the newly built property from both the complainants property and the application site so that a more informed judgement could be made.

16. Application CH/17/323, Demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works (outline application with all matters reserved except for access) Gestamp Tallent, Wolverhampton Road, Cannock WS11 1LY

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.53 of the Official Minutes of the Council).

The Development Control Manager provided the following update in respect of the application:

“Since the publication of the agenda Officers have received a letter from a local resident (Karen Sanders) stating that she is unable to make representatives directly to Planning Committee on the day but would like the following statement to be read out:

As a local resident of Clifton Avenue I am concerned about the impact this housing development will have on the immediate area and its existing residents.

No one wants to stop housing that is needed. However, within the development it is possible to limit the impact of increased traffic levels, more pollution and access/exit to and from the existing roads.

The weight of traffic and congestion in the immediate area must be considered. The volume of traffic is already horrendous with regular traffic jams. This isn't just in the week and is often worse at weekends due to the nearby shopping area at Longford Island and not to mention the dreaded car boots sales on Wellington Drive. The Wolverhampton Road is the major route into town one way and to the M6 Junction 11/A5 major road the other way. We already struggle to turn out onto the Wolverhampton Road from the slip roads.

The extra levels of pollution the additional traffic will cause must also be a real consideration for the health and well-being of the residents of the area. I note that mention is made in the application of “AQMA”, possibly indicating that the air quality in the area is already of concern. The planting of more trees/hedging on the field and verges to form a dense barrier/wooded area between the road and the existing housing would help block out the sight and sound of the traffic and it would help with increased pollution levels too.

Please also consider the access roads in and out of the estate; how many there are and where they are positioned. Directly opposite Gestamp Gate 3 on Wolverhampton Road there is an exit road from the existing estate which is much used. Leaving a road to the new houses directly opposite will cause traffic chaos. 200 new homes will very seriously affect the volume of traffic and will definitely be detrimental to what is already an extremely busy and badly traffic polluted area.

The above must be considered both whilst the site is under demolition/construction and once the houses are built. Surely the existing local residents should be afforded whatever measures can be put in place to lessen the impact of traffic congestion, increased pollution and ease of access. We will all have to coexist in the future, so surely it is best to put the measures and improvements in place now

for the future benefit of all residents of the area”.

He advised that Officers can confirm that the substantive issues raised in the letter are dealt within the officer report and where appropriate addressed by conditions. He asked Members to note that any landscaping issues would be dealt with at a later date as this application was an outline application.

In addition Members were advised that Bruton Knowles (the Council's Valuer) has made additional comments in respect of viability.

Finally, he advised that recommendation (v) would be amended as follows should the application be approved:-

- (v) And further a separate Section 106 Obligation requiring the payment of a SAC contribution be completed to secure compliance with the Conservation of Habitats and Species Regulations 2017 to mitigate the impact of the proposed development on the Cannock Chase SAC in the event that the development is not liable to pay CIL.

Prior to the determination of the application representations were made by Will Brearley and Ian Middleton from Gestamp, speaking in support of the application.

RESOLVED:

- (A) That the applicant be requested to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 to secure:-
 - (i) Provision of 5% social rented 2 bed houses as on-site affordable housing contribution;
 - (ii) Review of viability and claw back provision at the completion of the 80th dwelling and clauses for the provision of affordable housing on site or, if money is less than the cost of one unit, the provision of a commuted sum for provision of affordable housing off-site, with clauses for the transfer of units to a registered provider;
 - (iii) Future management and maintenance of the Public Open Space including a Neighbourhood Equipped Area of Play and communal landscaped areas (either by transfer of land together with any monies or by management company);
 - (iv) Implementation of the Travel Plan and monitoring fee;
 - (v) And further a separate Section 106 Obligation requiring the payment of a SAC contribution be completed to secure compliance with the Conservation of Habitats and Species Regulations 2017 to mitigate the impact of the proposed development on the Cannock Chase SAC in the event that the development is not liable to pay CIL.
- (B) On completion of the agreement the application be approved subject to the conditions attached to the officer update report for the reasons stated therein (with the exception of the reference to the MUGA in condition 18 which shall

be deleted) which was presented to Planning Control Committee on 30 May 2018.

17. Application CH/18/154, Proposed facilities building to include toilet provision and changing room, Hednesford Park Pavilion, Rugeley Road, Hednesford, Cannock WS12 1QR.

Consideration was given to the report of the Development Control Manager (Item 6.54 – 6.63 of the Official Minutes of the Council).

RESOLVED:

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

18. Application CH/17/073 – Enforcement Investigation, 64 New Penkrige Road, Cannock, erection of a five bedroom house

This item was dealt with above under Minute No. 15.

19. Planning Enforcement Protocol

Consideration was given to the report of the Development Control Manager (Item 6.100 - 6.114 of the Official Minutes of the Council).

Ian Collingham, Planning Enforcement Officer, was present for this item.

RESOLVED:

That Council be recommended to agree to adopt and publish the Cannock Chase Council Planning Enforcement Protocol.

20. Additional issues

Parish Council objections to Planning Applications

Councillor A. Pearson referred to the Local Planning Protocol (paragraph 7.4 (g)) and considered that it should be amended so that when a Parish Council raised an objection to a planning application the District Council's Planning Control Committee should undertake a site visit.

The Council's Solicitor commented that the Parish Council was just one of a number of consultees and they should be in no more of a privileged position than the other consultees. There was provision for the Planning Control Committee to request site visits on applications.

Members debated the suggestion and did not consider that the Local Planning Protocol should not be amended.

(The Development Control Manager advised that he had noted the comments made and would continue to highlight in his reports where it would be beneficial for a site visit to be undertaken).

Augean, Walkmill Lane, Bridgtown, Cannock

Councillor P. Snape asked if there was an update on the current position with regards to this site. The Development Control Manager advised that discussions were still ongoing and to contact the Managing Director for the latest position.

MUGAs

The Development Control Manager referred to the Gestamp application (CH/17/323) where Members had not been in favour of the installation of a MUGA. Officers within Parks and Open Spaces had suggested to take Planning Control Committee Members on a visit to a number of MUGAs situated within the District at the end of the next Planning Control Committee meeting. Members were in favour of this suggestion.

The meeting closed at 3.50pm.

CHAIRMAN