

Residential development:- erection of 4 no. 2 bed houses and 3 no. 3 bed houses (outline application with all matters reserved except access and layout)

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.1 – 6.19 of the Official Minutes of the Council).

The Development Control Manager advised that following the site visit a couple of issues had arisen. The first was in relation to a building on the site having an asbestos roof. He advised that should Members be minded to approve the application an informative would need to be placed on the permission to ensure the asbestos was removed safely. The other issue was in respect of the western side boundary where there was a steep drop. He advised that should Members be minded to approve the application an additional condition would need to be added so that this could be investigated and remediation taken to stabilise the land if necessary.

Following this a Councillor raised concern regarding the accesses to the site and suggested that the application should be deferred to allow further discussions to take place between the applicant and Officers.

RESOLVED:

That the application be deferred to enable Officers to discuss the accesses with the developer.

97. Application CH/18/349, 21 Albany Drive, Rugeley, WS15 2HP, Demolition of garage and erection of fencing to rear and roadside

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.20 – 6.29 of the Official Minutes of the Council).

The Development Control Manager advised that an update sheet had been circulated to Members. This advised that the following further comments from the Highways Authority had been received in relation to the amended plans:-

“The site is located on Albany Drive which is an unclassified road with a single access onto Wolseley Road. Due to the geometry of the road vehicle speeds are relatively low. Following initial comments relating to the boundary fence height the applicant has submitted a revised proposal with various fence heights; the 1m high section no longer requires planning permission due to the height. Where the 1.8m height fence is now shown it is unlikely to obscure visibility. Given the relatively low number of properties accessed from Albany Drive, the proposed gates will not pose a safety issue.

Based on the amendments submitted I have no objection in principal to the development provided the following is secured by the condition below:-

The proposed gates shall open away from the highway.

Reason: In the interests of highway safety”.

It is recommended that the above condition is included in the schedule of conditions should planning permission be granted.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

“3. The proposed gates shall open away from the highway.

Reason: In the interests of highway safety”.

98. Application CH/18/367, 11 Old Eaton Road, Rugeley, WS15 2EX, Detached garage along with alterations to porch and new access to highway

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.30 – 6.42 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.

99. Application CH/18/380, Norton Road, Cannock, WS12 2EJ, Crematorium with Ceremony Hall, memorial areas, garden of remembrance and associated parking and infrastructure

Consideration was given to the report of the Development Control Manager (Item 6.43 – 6.102 of the Official Minutes of the Council).

The Development Control Manager advised that should Members be minded to approve the application recommendation (iv) would be reworded as follows:-

“That following referral to the Secretary of State (SoS) under the Town and Country Planning (Consultation) (England) Direction 2009 the SoS has notified the Council that he does not intend to use his powers to call in the application to determine under Section 77 of the Town and Country Planning Act 1990 or the expiry of a 21 day period beginning with the date the SoS notifies the Council that the consultation has been received and he has all the information necessary to consider the matter”.

Additionally, he advised that amended plans had been received and these had been consulted upon. The expiry date of the consultation period was 9 January, 2019. The application remained on the agenda as Officers did not consider the amendments to be controversial. Therefore if Members were minded to approve the application the approval could come not into effect until after the expiration of the

consultation period (9 January, 2019).

Prior to consideration of the application representations were made by Stephen Byfield, the applicant, speaking in favour of the application.

RESOLVED:

The Committee are minded to approve the application and delegate authority to the Development Control Manager to approve the application on the expiration of the publicity period subject to:-

- (i) No objections being raised by the Local Lead Flood Authority; and
- (ii) No further material issues being raised before the expiration of the publicity period; and
- (iii) The conditions outlined in the officer report and any additional conditions requested by the Local Lead Flood Authority; and
- (iv) That following referral to the Secretary of State (SoS) under the Town and Country Planning (Consultation) (England) Direction 2009 the SoS has notified the Council that he does not intend to use his powers to call in the application to determine under Section 77 of the Town and Country Planning Act 1990 or the expiry of a 21 day period beginning with the date the SoS notifies the Council that the consultation has been received and he has all the information necessary to consider the matter.

100. Application CH/18/016, Cedar Tree Hotel, 118 Main Road, Brereton, Rugeley WS15 1DY – Change of use of the Grade II listed Cedar Tree Hotel to provide 9 no. residential apartments, change of use of the annex to create 2 no. dwellings and development of the hotel car parks to create 16 no. dwellings. The development will include demolition of an existing squash court (as separate application ref CH/18/011) and demolition of a function room attached to the listed building

Consideration was given to the report of the Development Control Manager (Item 6.103 – 6.147 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Jay Preet, the applicant, speaking in favour of the application.

The Development Control Manager clarified that the application had been deferred at the last meeting to enable further discussions to take place between Officers and the applicant in relation to the off-site affordable housing contribution.

The Applicant had submitted a viability statement to show that the scheme would be unviable with the off-site affordable housing contribution. This viability appraisal had been assessed by the Council's Principal Property Services Officer, who had confirmed that the statement was reasonable. The Officer was in attendance at the meeting in order to clarify any questions from Members.

The Principal Solicitor responded to comments made by Members about the Committee being consistent when considering applications where a contribution

towards affordable housing was being sought. She clarified that if the application was approved the applicant would be liable to pay a CIL contribution and a Section 106 contribution towards primary school places. She explained that she considered that the Council was consistent as the affordable housing contributions sought in relation to applications were as outlined within the Local Plan. However an applicant may submit a viability appraisal in relation to a particular application where an affordable housing contribution is being sought if the applicant considers that it would make the development non viable. Each application is judged on its own merits and, in this case, a viability appraisal has been submitted and Officers have considered this to be reasonable.

RESOLVED:-

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to provide the cost of 4 primary school places through a commuted sum of £44,124 (subject to change in cost multiplier);
- (B) That on completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

The meeting closed at 3.50pm.

CHAIRMAN