

Councillor Mrs. S.L. Thompson requested that a site visit be undertaken in respect of application CH/22/0002, Field opposite Stafford Brook Farm, Stafford Brook Road, Rugeley, WS15 2TU - proposed stables, which was seconded by Councillor Mrs. A.A. Fitzgerald. The reason for the site visit was to assess the impact of the stables on the character of the area particularly given that the site was in the Cannock Chase Area of Outstanding Natural Beauty.

Should the request be agreed, the application would be considered at a future Planning Control Committee meeting. The applicant's representative, Mr. John Heminsley, advised he would defer his right to speak on this matter until the meeting.

Resolved:

That a site visit be undertaken in respect of application CH/22/0002, for proposed stables at field opposite Stafford Brook Farm, Stafford Brook Road, Rugeley, WS15 2TU in order to assess the impact of the stables on the character of the area particularly given that the site was in the Cannock Chase Area of Outstanding Natural Beauty.

137. Application CH/21/0434 - 'Parcel I' - Land to the West of Pye Green, Land West of Pye Green Road, Cannock, Approval of Reserved Matters following Outline Approval (CH/19/421) Appearance, Landscape, Layout, Scale

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.1 – 6.74).

The Development Control Manager provided the following update to the Committee which had been circulated in advance of the meeting: -

“Amendment to the Schedule of Conditions

Conditions 10 and 11 should be amended [amendments underlined] so that they read as follows: -

10. The development hereby permitted shall not be occupied until details of a Traffic Regulation Order to restrict parking at the junction in proximity to Plot 31 have first been submitted to and approved in writing by the Local Planning Authority.

Reason: Condition 10 is requested to control parking at the junction in proximity to Plot 31 to avoid hazards to other road users, namely as remote parking is proposed for this plot which may encourage on-street parking closer to the dwelling entrance.

11. Prior to the occupation of the development, the existing lamp posts located on Noble Road (adjacent to Plots 32 and 36) and Bishops Street (adjacent to Plots 24 and 29) where new accesses are proposed, shall be replaced and repositioned away from the accesses.

Reason: In the interests of highway safety as some of the existing lighting columns would restrict access to driveways (Plots 29, 32 and 36) and the private drive adjacent to Plot 24 in accordance with paragraph 111 of the National Planning Policy Framework.

In respect to the provision of the pedestrian crossing Staffordshire County Council Highway have advised:-

‘At current we are resolving some issues with payments relating to this scheme as we need to establish an accurate cost schedule before the agreement can be issued for signing. I would however anticipate these works to be constructed within the summer holiday period, this will be down to the developer to confirm once the agreement has been sealed and the NMU has granted them permits.’

The Development Control Manager gave 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 Dennis Spencer, objector to the application. Further representations were made by Katherine Else, speaking in support of the application.

Resolved:

That the application be approved subject to the conditions contained in the report, as amended by the Officer update sheet, for the reasons stated therein and to the following additional condition:

“No development shall commence until a scheme detailing the proposed ground levels across the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme”.

Reason: For the avoidance of doubt as to what hereby is permitted.

138. Application CH/22/0078 - 1-7 Park Road, Cannock, WS11 1JN, Installation of External Air-conditioning Units (re-submission of CH/21/0407)

Consideration was given to the report of the Development Control Manager (Item 6.75 – 6.100).

The Principal Solicitor advised that this application had been considered by the Planning Control Committee on 6 April 2022 when it had been deferred. Therefore, only those Members that had been present at that meeting could take part in the debate and vote. The Members who were eligible to vote were Councillors A. Muckley, A. Beach, Mrs. S. Cartwright, P. Fisher, Ms. A.A. Fitzgerald, Mrs. V. Jones, P. Kruskonjic, Mrs. S.L. Thompson and Mrs. L.J. Wilson. Councillors C.D. Smith and M.W.A. Hoare were not able to participate as they had not been present on 6 April.

The Development Control Manager 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 Stephen Humphries, objector to the application. Further representations were made by Martin Hamer, speaking in support of the application.

Councillor Mrs. L.J. Wilson moved that the application be deferred on the grounds that the applicant had failed to provide sufficient clear information to allow a proper and full assessment of the proposal, which was seconded by Councillor Mrs. S.L. Thompson.

(Councillor Mrs. S. Cartwright left the meeting prior to the vote taking place and did not return).

Resolved:

That the application be deferred until 6 July to allow the applicant to provide a technical drawing at 1:25 scale showing the units currently and as proposed with the acoustic cover in place, showing the relationship between units with cover on and the adjacent fence, together with a timescale for the fitting of units and details of the mitigation of noise projected in dB(A).

(At this point the Committee adjourned for a short comfort break).

139. Application CH/22/0002 - Field opposite Stafford Brook Farm, Stafford Brook Road, Rugeley, WS15 2TU, Proposed Stables

The application was deferred to allow for a site visit to be undertaken (as per minute no. 136 above).

140. Application CH/22/0039 - 264 Stumble Inn, Walsall Road, Cannock, WS11 0JL, change of use on first floor from offices/historical centre to one residential apartment

Consideration was given to the report of the Development Control Manager (Item 6.117 – 6.137).

The Development Control Manager 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 Sarah Pritchard, the applicant, speaking in support of the application.

Resolved:

That the application be approved subject to a Unilateral Undertaking to secure mitigation for impacts on Cannock Chase SAC and to the conditions contained in the report for the reasons stated therein.

The meeting closed at 6.00pm.

Chairman