

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

Held on Wednesday 13 October 2021 at 3:38 pm
in the Council Chamber, Civic Centre, Cannock

Part 1

Present:
Councillors

Startin, P. (Chairman)	
Muckley, A. (Vice-Chairman)	
Beach, A.	Kruskonjic, P.
Cartwright, Mrs. S.	Smith, C.D.
Fisher, Mrs. A.A.	Sutton, Mrs. H.M.
Fitzgerald, Mrs. A.A.	Thompson, Mrs. S.L.
Hoare, M.W.A.	Wilson, Mrs. L.J.
Kraujalis, J.T.	Witton, P.
(substitute)	

(The start of the meeting was delayed due to the site visits running over).

50. Apologies

Apologies for absence were received from Councillors F.W.C. Allen and Mrs. V. Jones.

Notification had been received that Councillor J. Kraujalis would be acting as substitute for Councillor F.W.C. Allen.

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

Member	Application	Interest
Fisher, P.A.	Application CH/21/0330, 9 St Michaels Road, Rugeley, WS15 1EX - rear extension to residential dwelling (part two storey) (Resubmission of application no. CH/21/0159) – Member knows one of the objectors	Personal and pecuniary

52. Disclosure of details of lobbying by Members

Councillors P.A. Fisher, J.T. Kraujalis and Mrs. S.L. Thompson declared that they had been lobbied in respect of Application CH/21/0087, Land at end of Tower Road and Plantation Road, Pye Green, Cannock, WS12 4LJ – Outline application (some matters reserved) – proposed new Scout Hut for 1st Hednesford Scout Group (access/layout/scale)

53. Minutes

Resolved:

That the Minutes of the meeting held on 22 September 2021 be approved as a correct record.

54. Members requests for Site Visits

None

55. Application CH/21/0367, Gypsy residential site, Stokes Lane, Cannock, WS12 3HJ – Non-material amendment to planning permission no. CH/21/0040 to combine 2 no. proposed utility buildings into 1 no. building

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.1 – 6.12 of the Official Minutes of the Council).

The Development Control Manager then provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

The Officer advised that Mr. Tyson Lee, who had registered to speak, was present at the meeting. He did not wish to make any representations but would be happy to answer any questions that Members had.

A Member raised concern that, following the site visit, it was clear that what had been built on site was different to what had been approved. The Officer advised Members that they should determine the application before them today on its merits and this related to a non-material amendment to a planning permission and not an amendment to the site as built. However, as the site had not been built out in accordance with the approved plans, he would request the applicant to submit a S73 application in order to regularise the development at the site.

Resolved:

That the application be approved for the reasons stated within the officer report.

(Councillors P.A. Fisher, J.T. Kraujalis, A. Muckley and P. Witton did not take part in the determination or vote on this application as they had not been present at the previous meeting when the application had been discussed).

56. Application CH/21/0087, Land at end of Tower Road and Plantation Road, Pye Green, Cannock, WS12 4LJ – Outline application (some matters reserved) – proposed new Scout Hut for 1st Hednesford Scout Group (access/layout/scale)

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.13 – 6.46 of the Official Minutes of the Council).

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

“Following compilation of the report for the Committee agenda, the following additional information was received:

A supplementary Information leaflet which details the following:

- 3 No. additional photographs with sketch outlines of the proposed building superimposed upon them, viewed from 28 Brindley Road, 32 Tower Road and Tower Road cul-de-sac.
- Photo demonstrating air ambulance using the area to land.
- Several photographs of deer, hedgehog, lizard, red kite, bat and owl wildlife within and around the application site.
- A google map aerial view alternative suggested location on Bradbury Lane adjacent the 5's pavilion and sports ground, which the objector feels is a more suitable location for the new scout hut in terms of potential impacts on residents/wildlife and benefiting from tree cover, which they consider sufficient to conceal the proposed development from wider views.

Officer Response

The information provided does not alter the officer's view and recommendation to approve the application, subject to conditions.

This was attached to the update as Appendix 1 – Supplementary Information for Planning Meeting CH/21/0087”

The Principal Development Control Planner then 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 Amanda Morgan (local resident) and Parish Councillor Alan Pearson who were both objecting to the application and shared the 10 minutes between them. Further representations were made by Hednesford Town Councillor, Emma Hunneyball and District Councillor Mandy Dunnett, who were both supporting the application.

Councillor Mrs. A. Fitzgerald left the meeting whilst the representations were being made.

Members asked the speakers several questions before discussing the application. A few Members indicated they were not in favour of the application in its current location and made reference to a more suitable site. Councillor J.T. Kraujalis then moved refusal of the application and this was seconded by Councillor P. Witton and the reasons were outlined. Councillor Muckley indicated she was also minded to refuse the application and added several more reasons.

The mover and seconder indicated they were happy to incorporate the additional reasons for refusal into their motion.

Resolved:

That the application which was recommended for approval be refused for the following reasons:-

1. The proposed building by virtue of its size, scale and location would appear over dominant and out of scale with the surrounding dwellings and therefore would fail to be well related to surrounding buildings contrary to Policy CP3 of the Cannock Chase Local Plan.
2. The use of the green space is currently available to all members of the community. The proposed building would be restricted to the scouting movement and their members and therefore would not be available for use by the wider community. The proposal would therefore fail to provide an inclusive place in which social interaction and diminish opportunities for meetings between people who might not otherwise come into contact with each other, contrary to paragraph 92(a) of the National Planning Policy Framework.
3. The proposed building by virtue of its location at the very edge of the settlement of Hednesford would be predominantly accessed by private car and therefore conflict with the purpose of planning to contribute to the achievement of sustainable development contrary to paragraph 7 of the National Planning Policy Framework.
4. The community benefits provided by the promotion of the scouting movement's use of this Protected Open Space do not outweigh the loss of use of the site to the wider community and the benefits the open space provides to the mental and physical health and living conditions of the wider community contrary to Policy OS 1 of the Hednesford Neighbourhood Plan.

(Councillor Mrs. A.A. Fitzgerald was not present for the vote on this application).

(Having declared a personal and pecuniary interest in the next application - CH/21/0330, Councillor P.A. Fisher left the meeting at this point. He therefore did not take part in the determination or vote on this application).

The Committee then adjourned for a short comfort break.

57. Application CH/21/0330, 9 St Michaels Road, Rugeley, WS15 1EX – Rear extension to residential dwelling (part two storey) (Resubmission of application no. CH/21/0159)

Consideration was given to the Report of the Development Control Manager (Item 6.47 – 6.65 of the Official Minutes of the Council).

The Technical Assistant then 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 stated therein.

(Councillor P.A. Fisher and Mrs. A.A. Fitzgerald were not present and therefore did not vote on this application).

The meeting closed at 5.45pm.

CHAIRMAN