

CANNOCK CHASE COUNCIL

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

WEDNESDAY, 2 OCTOBER, 2013 AT 3.00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S.M. (Chairman)
Kraujalis, J.T. (Vice-Chairman)

Allen, F.W.C.	Rowley, J.
Anslow, C.	Sutherland, M.
Ball, G.D.	Todd, Mrs. D.M.
Fisher, P.	Todd, R.
Freeman, Miss. M.A.	Whitehouse, Mrs. L.
Grocott, M.R.	
Pearson, A.	

29. Apologies

No Apologies for absence had been received.

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

The following declarations were made in addition to those already confirmed by Members in the Register of Members Interests:

<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
Todd, Mrs. D.M.	Application CH/13/0070 – 251, 253, 253A Huntington Terrace Road, Cannock, Residential development – erection of a three storey building comprising of 4 No. 2 bedroom flats and 4 No. 3 Bedroom flats (outline with all matters reserved (amended description) – Member knows the speaker Mrs. Richards who was objecting to the application	Personal

31. Disclosure of lobbying of Members

Councillor F.W.C. Allen declared that he been lobbied in respect of application CH/13/0070 - 251, 253, 253A Huntington Terrace Road, Cannock, Residential development – erection of a three storey building

comprising of 4 No. 2 bedroom flats and 4 No. 3 Bedroom flats (outline with all matters reserved (amended description).

Councillor P.A. Fisher declared that he had been lobbied in respect of application CH/13/0168, Penkrige Bank Cottage, Penkrige Bank Road, Rugeley, Residential development – demolition of existing house and swimming pool and erection of 5 bedroom detached house.

32. Minutes

RESOLVED:

That the Minutes of the Meeting held on 11 September, 2013 be approved as a correct record.

33. Members' requests for site visits

None

34. Application CH/13/0168, Residential development – demolition of existing house and swimming pool and erection of a 5 bedroom detached house, Penkrige Bank Cottage, Penkrige Bank Road, Rugeley

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Control Manager (Item No. 6.1 – 6.22 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with an update advising that the following additional conditions would be added should permission be granted:

1. A scheme for the painting of the existing garage building to match the proposed dwelling.
2. Details of finished floor levels for the proposed dwelling.

RESOLVED:

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

1. Notwithstanding the approved plans, a scheme for the painting and finishing of the existing garage to match the approved dwelling shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the garage shall be painted and finished in accordance with the approved details.

Reason:

In the interests of visual amenity.

2. Prior to the commencement of the development hereby approved, details of the finished floor levels of the approved dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason

To ensure the approved development does not prejudice the privacy of neighbouring occupiers.

35. Application CH/13/0263, Change of use of house into 3 flats and 3 bedsits; a stairwell to rear incorporating a porch and external alterations, 15 Newhall Street, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Development Control Manager (Item No. 6.23 – 6.37 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the applicant's representative 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 a financial contribution of £1,350 for mitigation of the impact of the development on the Cannock Chase Special Area of Conservation;
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:

No development shall commence until details of noise insulation between the host building and the adjoining dwelling to achieve a sound reduction of 63dB have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed prior to the first use of the premises hereby approved and retained thereafter.

Reason: In order to prevent noise transmission between the application site and the adjacent dwelling.

36. Application CH/13/0070, Residential development – erection of a three storey building comprising of 4 No. 2 bedroom flats and 4 No. 3 Bedroom flats (outline with all matters reserved) (Amended description), 251, 253, 253A Huntington Terrace Road, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Development Control Manager (Item No. 6.38 – 6.47 of the Official Minutes of the Council).

The Committee was advised that the scheme was originally for 3 properties; however the applicant had altered the scheme to include 5 properties – Nos. 255 and 257 Huntington Terrace Road were added. He apologised that the address had not been updated following this alteration.

Prior to consideration of the application representations were made by Mrs. Richards and Mr. Simms who were both objecting to the application.

RESOLVED:

That the application be refused for the following reasons:

The proposal would introduce a development which would be for 8 flats in an area of predominantly lower density housing. Consequently, the proposed development would be an intensive form of development, which would be out of character with the surrounding area, which mainly comprises houses and bungalows. As such, the proposal is contrary to Local Plan Policy H5.

37. Application CH/13/0259, Trocadero Fish Bar, 1 Sharon Way, Hednesford, Cannock, Refurbishment of shop unit, single storey side and rear extension to fish bar, external storage to rear and pitched roof over both units

Consideration was given to the Report of the Development Control Manager (Item No. 6.48 – 6.60 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with an update advising that the following additional conditions would be added should permission be granted:

1. Removal of permitted development rights for any further extensions.
2. Details of the proposed shop fronts.
3. Details of the proposed paths and steps.

He also advised that on Enclosure 6.54 of the report there was a correction: Informative (i) needs to refer to correct conditions requiring off-site highway works.

RESOLVED:

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

1. The development hereby permitted shall be constructed in accordance with the approved plans and once completed no additional development shall be carried out (permitted development) without an express grant of planning permission from the Local Planning Authority.

Reason: The Local Planning Authority considers that such development

would be likely to adversely affect the amenity of neighbouring occupiers and the character of the area. It is considered to be in the public interest to require an application to enable the merits of any proposal to be assessed and to ensure compliance with Local Plan Policies B8: Design Principles of New Built Development and DCP5: Car Parking Dwellings.

2. Notwithstanding the approved plans, details of the proposed shop fronts shall first be submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be installed and retained for the life of the development.

Reason: In the interest of visual amenity.

3. Notwithstanding the details shown on the approved plans the "steps" to the southeast of the bus shelter shall be relocated clear of the land to be retained as public highway in accordance with details first to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The steps shall thereafter be provided in accordance with the approved drawings.

Reason: In order to comply with the NPPF.

4. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting, fencing, walls, paths, bins, surface treatment & construction details for the site has been submitted to and approved by the Local Planning Authority. The details shall be in the form as specified in Annex C of the Supplementary Planning Guidance 'Trees, Landscape and Development'.

Reason: In the interest of visual amenity of the area and in accordance with Local Plan Policies B8, C8 and C15.

(Councillor M.R. Grocott was not present whilst the vote was taken on this application).

38. Application CH/13/0273, Resubmission of planning application CH/13/0154: Part change of use from car park to hand car wash and valeting facility (Sui Generis), Jubilee Inn, Pye Green Road, Cannock

Consideration was given to the Report of the Development Control Manager (Item No. 6.61 – 6.67 of the Official Minutes of the Council).

RESOLVED:

That the application be refused for the reasons outlined in the report.

39. Greater Flexibilities for Change of Use Consultation from Department of Communities & Local Government

Consideration was given to the Report of the Development Control Manager (Item No. 6.68 – 6.72 of the Official Minutes of the Council).

RESOLVED:

That the recommended comments as set out in Section 4 of the report be the agreed response to the consultation subject to the following additional comment being included:

“The Council is concerned about how the Council/Government will be able to comply with its obligations as a “competent authority” under the Conservation of Habitats and Species Regulations 2010 if the proposed changes are approved –whereby if a consent, permission or authorisation for a “plan or a project” is given it can only be approved where the competent authority have ascertained that there will be no adverse effect on the Cannock Chase SAC. There appears to be no mechanism for the Council to require an applicant to enter into a Section 106 Unilateral Undertaking in accordance with the Councils’ interim policy to make a financial contribution to mitigate the impact on the SAC of £450 per dwelling in the 0-8 kilometre zone and £300 per dwelling in the 8-15 kilometre zone.”

CHAIRMAN

The meeting finished at 3.50 p.m.