

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 31 JULY, 2013 AT 4.10 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.	Pearson, A.
Ball, G.D.	Stretton, Mrs P.Z.
Davies, D.N.	Sutherland, M.
Fisher, P.	Todd, Mrs D.M.
Freeman, Miss. M.A.	Todd, R.

21. Apologies

Apologies for absence were received for Councillors J.D. Bernard and Mrs L. Whitehouse.

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

<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
Mrs P.Z. Stretton	Application CH/13/0127 – Unit 24, Martindale, Cannock, Addition of use for children’s nursery (D1) in conjunction with the existing children’s play centre (D2). – <i>Member knows the applicant</i>	Personal
Mrs D.M. Todd	Application CH/13/0127 – Unit 24, Martindale, Cannock, Addition of use for children’s nursery (D1) in conjunction with the existing children’s play centre (D2). – <i>Member knows the applicant</i>	Personal
Mr R. Todd	Application CH/13/0127 – Unit 24, Martindale, Cannock, Addition of use for children’s nursery (D1) in conjunction with the existing children’s play centre (D2). – <i>Member knows the applicant</i>	Personal

23. Disclosure of lobbying of Members

None disclosed.

24. Minutes

RESOLVED:

That the Minutes of the Meeting held on 10 July, 2013 be approved as a correct record, subject to an amendment being made to include Councillor A. Pearson on the list of apologies given.

25. Members' requests for site visits

There were no requests for site visits.

26. Application CH/13/0166 – 32 Rugeley Road, Hazel Slade Residential Development – erection of two detached 5 bedroom houses

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Control Manager (Enclosure 6.1 – 6.18 of the Official Minutes of the Council).

The Development Control Manager advised Members that whilst the developer had submitted a revised method statement, but, the Council's Landscape officers were still objecting on the basis of lack of information and impact on existing trees.

Accordingly it was recommended that additional conditions are proposed in respect of tree protection and landscape management should Members be minded to approve the application.

Prior to the application being considered, a representation was made by Mr J. Reynolds, agent for the applicant.

Councillor. A Pearson suggested that additional planting be incorporated along the garden boundaries to provide further screening.

RESOLVED:

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

8. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting (particularly along the rear and side boundaries of the gardens to the approved dwellings, to provide some additional screening of the approved dwellings), fencing, walls, 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.

11. No part of the development hereby approved shall commence or any actions likely to interfere with the biological function of the retained trees and hedges shall take place, until details for tree and hedge protection have been submitted to and approved by the Local Planning Authority. Details shall include the position and construction of all fencing and the care & maintenance of the trees & hedges within.

Reason

The existing vegetation makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

12. Prior to the commencement of any construction or site preparation works including any actions likely to interfere with the biological function of the retained trees and hedges, pursuant to Condition 11 above shall be erected to the approved layout.

Within the enclosed area known as the Tree Protection Zone, no work will be permitted without the written consent of the Local Planning Authority. No storage of material, equipment or vehicles will be permitted within this zone. Service routes will not be permitted to cross the Tree Protection Zones unless written consent of the Local Planning Authority is obtained. The Tree Protection Zone will be maintained intact and the vegetation within maintained until the cessation of all construction works or until the Local Planning Authority gives written consent for variation.

Reason

To ensure the retention and protection of the existing vegetation which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

13. No part of the development shall commence until details of all arboricultural work have been submitted to and approved by the Local Planning Authority. Details shall include a method statement and schedule of works.

Reason

The existing vegetation makes an important contribution to the visual amenity of the area and in accordance with Local Plan Policies B8, C8 and C15.

14. The approved arboricultural work pursuant to Condition 13 above shall be carried out fully in accordance with the submitted details including timetable and to BS 3998 Tree Work & BS 5837 Trees in Relation to Construction, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure the retention and appropriate maintenance of the existing vegetation which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

15. No part of the development shall commence until a programme detailing the phasing of work has been submitted to and approved by the Local Planning Authority. This shall include site clearance, arboricultural work, protective fencing, construction of access drive etc.

Reason

To ensure the protection and retention of the existing vegetation, which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

16. The works on site will be carried out in accordance with the approved programme of works unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the protection and retention of the existing vegetation, which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

17. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

**27. Application CH/13/0127 – Unit 24, Martindale, Cannock
Addition of use for children’s nursery (D1) in conjunction with the
existing children’s play centre (D2).**

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Control Manager (Enclosure 6.19 – 6.27 of the Official Minutes of the Council).

Prior to the application being considered, a representation was made by Mr S. Faizey, agent for the applicant.

RESOLVED:

That the application be approved, subject to the following conditions and reasons:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be used as a children's nursery (Use Class D1) in conjunction with the existing childrens play facility (Use Class D2) of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order with or without modification), and for no other use specified within use Classes D1 and D2.

Reason

To ensure that any other D1 & D2 uses do not prejudice the amenity and function of neighbouring units or the parking provision, which are located within an established industrial / business park and to ensure the vitality and viability of Cannock and Hednesford Town Centres.

3. No goods, plant, materials or waste shall be stored or deposited on any part of the site outside the building except in an enclosed container, the siting and design of which has been agreed in writing with the Local Planning Authority.

Reason

To safeguard the amenities of the locality and to ensure that adequate space is retained for the parking, loading and unloading of vehicles and to ensure compliance with the Local Plan Policies E5:Outside Storage.

4. The premises shall not be open for business outside the hours of 7.00 am to 6.30 pm on any day.

Reason

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policies B8: Design Principles of New Built Development, E2: Development of Vacant/Under Used Land and E8: Development Outside Existing Industrial Areas

5. The number of children and babies at the premises shall be restricted to a maximum of 50 at any one time.

Reason:

In the interests of Highway Safety.

6. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design & Access Statement

12024/1

12024/3B

120242B

12024/7A

Reason

For the avoidance of doubt and in the interests of proper planning.

CHAIRMAN

The meeting closed at 3:25 pm.