

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 1 AUGUST, 2012 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S.M. (Chairman)

Allen, F.W.C.	Pearson, A.
Bernard, J.D.	Rowley, J.
Freeman, Miss M.	Sutherland, M.
Morgan, C.W.J.	Todd, Mrs. D.M.
	Todd, B.

The Chairman explained that she had agreed to the order of the agenda being changed.

The Principal Solicitor advised that at its meeting on 4 July, 2012 the Council had adopted a new Code of Conduct. Interests previously classed a 'prejudicial' interests are now 'pecuniary interests' to bring them in line with the new terminology in the Localism Act, 2011.

177. Apologies

Apologies for absence were received from Councillors D. N. Davies, P. Fisher and J. T. Kraujalis (Vice-Chairman).

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

<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
Pearson, A.	CH/11/0395 – Land West of Pye Green Road, Hednesford - Mixed use development – erection of up to 700 dwellings; Local Centre consisting of retail/commercial (A1, A2, A3, A4, A5) and Use Class D1; Primary School; Formal and Informal Open Space; Equipped Play Areas and Allotments; New Highway Infrastructure onto Pye Green Road and Limepit Lane; and associated engineering, ground modelling works and drainage infrastructure (outline including access) – Is a relation of one of the speakers	Personal and Pecuniary

Councillor R. Todd CH/11/0395 – Land West of Pye Green Road, Hednesford - Mixed use development – erection of up to 700 dwellings; Local Centre consisting of retail/commercial (A1, A2, A3, A4, A5) and Use Class D1; Primary School; Formal and Informal Open Space; Equipped Play Areas and Allotments; New Highway Infrastructure onto Pye Green Road and Limepit Lane; and associated engineering, ground modelling works and drainage infrastructure (outline including access) – Knows one of the speakers Personal

179. Disclosure of lobbying of Members

None declared.

180. Minutes

RESOLVED:

That the Minutes of the meeting held on 11 July, 2012 be approved as a correct record.

181. Members' requests for site visits

No site visits were requested.

182. Application CH/12/0187 15 Cannock Road including land to rear with access off Field Street, Cannock - Residential development – Demolition of club and erection of three 3 bedroom detached dwellings and two 4 bedroom detached houses, with four having access off Field Street and one with access off Cannock Road – amended plans.

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.44 – 6.58 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with an update on the application and a copy was circulated to Members at the meeting. He explained that enclosure 6.53 paragraph 2.4 of the report stated that plot 5 was a 3 bed detached and that this was incorrect as plot 5 was proposed as a 4 bed detached dwelling.

Prior to determination of the application representations were made by the applicant.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

183. Application CH/11/0395, Land West of Pye Green Road, Hednesford - Mixed use development – Erection of up to 700 dwellings; Local Centre consisting of retail/commercial (A1, A2, A3, A4, A5) and Use Class D1; Primary School; Formal and Informal Open Space, Equipped Play Areas and Allotments; New Highway Infrastructure onto Pye Green Road and Limepit Lane; and associated engineering, ground modelling works and drainage infrastructure (outline including access)

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.43 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with an update on the application and a copy was circulated to Members at the meeting. He explained that an objection letter from a local resident stated:-

'In combination with the 300 houses proposed at Pye Green Valley and proposals for application site will result in an additional 1000 dwellings.

Pye Green Valley amassed 5000 signatories against the proposal as such it is considered that insufficient consultation has been given to the present application:

Writer is requesting that planning application is reassessed on the following material planning grounds:

- Adverse impact on character and appearance of farming land and Cannock Chase AONB;
- Failure to mitigate and adapt proposed development to climate change;
- Failure to protect species and habitats near to Cannock Chase Special area of Conservation;
- Failure to provide proper and safe access to up to 1500 additional cars;
- Burden of additional traffic on local roads;
- Adverse impact on privacy of nearby residents;
- Additional impact from air and noise pollution;
- Cumulative impact on Cannock Chase AONB and SAC;
- Failure to consult widely and fully with all residents of Hednesford and Pye Green;
- Proposals constitute overdevelopment of site resulting in adverse impact on street scene;
- Failure to undertake in depth ecological survey work.

Officer response:

With regards to consultation: prior to the application being submitted a Development Brief for the site was produced, which in itself resulted in extensive consultation and several exhibitions. The planning application was advertised in the local press; site notices were put up around the site and 375 households were consulted.

The other matters raised in the representation are addressed in the report.

An email from applicant raised some matters of clarification in respect of the report to the Planning Control Committee –

'Enclosure 6.5 – Condition 1 requires amending – it is presumed this is a general outline time condition for 3 years to submit Reserved Matters and Implement within 5 years. Given the

anticipated 10 year build programme it is suggested this should be 7 and 10 years.'

The Development Control Manager reported that this was noted and it had been the intention of officers to increase the time scales.

'Enclosure 6.10 – Condition 22 – Is this too detailed and, for example, would this preclude new bus shelters along Pye Green Road. Should the condition say – excluding any requirement for bus shelters and unless otherwise agreed in writing by the LPA.'

It was reported that officers recommended that the word 'buildings' be replaced with 'dwellings' in Condition 22.

'Enclosure – 6.27 – paragraph 2.3 – the EIA description is incorrect the EIA included, as potential significant effects landscape and visual, ecology and nature conservation and alternative approaches and non significant effects (relation to transport effects; noise effects; air quality effects; ground condition effects; heritage effects; flood risk effects; climate change effects; socio economic effects and cumulative effects).'

This had been noted and would be amended.

Enclosure 6.37 – paragraph 3.55 was very light on landscape (consideration has been undertaken at this stage whilst it was correct to say it is a reserved matter) and fails to acknowledge a Landscape Visual Impact Assessment was undertaken and thoroughly assessed through the Environmental Statement.

The Development Control Manger advised that this had been noted.

'Enclosure 6.40

- Paragraph 3.69 – appropriate to include the management of the Ponds within the description of open space
- Paragraph 3.71 typing error in phasing 'all other' (should not be in)
- Paragraph 3.72 clawback should also specifically refer to off site highway requirements.'

It was reported that these had been noted and amendments would be made.

Response from Sport England

'I note that the applicant intends to commit £700,000 which in principle is welcomed, however the final proposals for investment do not appear to reflect the needs set out in the Councils Evidence Base for sport.

Sport England do not accept the response of the applicant in terms of there being no requirement for STP or swimming pool investment for example, the Council's own evidence demonstrates there is.

Furthermore the provision of community use of a one court badminton court on a primary school site is not encouraged as the nearby Blake School/Academy will provide a more appropriate school based hub for community sports (with a pool and new four court sports hall etc.) and an additional facility at the new primary school close by will potentially undermine viability and

increase management/supervision liabilities etc.

Essentially no NEW outdoor sports provision is provided to meet the growth in demand arising from this significant proposal – rather investment appears to be focused and addressing current deficiencies in quality. Is this sufficient to meet current and additional need and is the Council satisfied that the proposal meets the recommended standards set out in its own evidence base?

The investment sought by Sport England in its response dated 6 December 2011 to the application was underpinned by the evidence base robustly prepared by the Council and we stand by the scope and nature of the recommended investment to most appropriately meet the needs of the growth in demand arising from the proposal. This approach is in accordance with the National Planning Policy Framework par 73 which requires policy and decisions to be based on robust and up to date evidence base.'

Officer Response:

We concur with Sport England that the provision of community use of a one court badminton facility on a primary school site is not encouraged as the nearby Blake Academy will provide a more appropriate school based hub for community sports.

Sports England had requested the following financial contributions:

£283,000	Sports hall and ancillary facilities at Blake School;
£31,500	9 Health and fitness stations
£29,000	Indoor bowls facility
£177,000	Swimming pool improvements at Blake School
£38,154	Synthetic Turf Pitch
£30,000	Improving local bowling greens
£145,000	Provision of a tennis court

Evidence shows that the refurbished pool at Chase Leisure Centre and Rugeley Swimming Pool meet demand for water space up to 2021, so further investment in pools is not justified. Also, the sports hall and ancillary facilities are already being provided for as part of the Blake Academy development which includes community access to this new facility. Based on these considerations excluding the £283,000 and £177,000 figures from the total contribution requested by Sport England, the left over amount is £273,654. The Committee were advised that a Synthetic Turf Pitch had been provided at Cardinal Griffin High School and the half size pitch at Rugeley would be extended to a full size one.

Council Officers have negotiated a contribution of £700,000 which will be prioritised for football and other appropriate open space, sport, recreation and health investment.

Prior to the determination of the application, representations were made by two objectors, Councillor A. Pearson and the applicant's agent. Councillor A. Pearson then left the meeting during consideration of the application having declared a personal and pecuniary interest.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 (as amended) in order to secure the provision of affordable housing; education; highway improvements; a travel plan, financial contribution

towards open space, sport, recreation and health; the provision of a local centre and community facilities; phasing and clawback.

- (B) On completion of the Agreement, the application be approved subject to the conditions contained in the report for the reasons stated therein and subject to additions to a proposed condition to include traffic calming measures along Pye Green Road, as set out below:

No development hereby approved shall be brought into use until full details of the highway schemes involving proposed improved pedestrian connectivity (formal/informal pedestrian crossings), bus stop improvements and traffic calming on Pye Green Road and Limepit Lane have been submitted and approved in writing by the Local Planning Authority which shall thereafter be implemented for each phase in accordance with the approved details and the Phasing Plan in the Section 106 Agreement.

Reason:

To comply with the Staffordshire County Council Structure Plan (1996-2011) Policies T1A, T4, T5, T7, T11, T18A and TC2.

To comply with the Cannock Chase District Council (1997).

CHAIRMAN

The meeting closed at 4.35 pm.