

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 18 AUGUST, 2010 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Burnett, J. (in the Chair)

Burnett, G.	Easton, R.
Cartwright, Mrs. S.M.	Whitehouse, Mrs. L.
Easton, Mrs. D.M.	Williams, Mrs. P.

34. Election of Chairman

Nominations were therefore sought to appoint a Chairman for the meeting as apologies for absence had been received from Councillor G. Adamson, Chairman and Councillor L.W. Bullock, Vice Chairman. It was agreed that Councillor J. Burnett be appointed as Chairman.

The meeting then adjourned for 5 minutes to enable the Planning Officers to brief the Chairman.

35. Apologies

Apologies for absence were received from Councillors G. Adamson (Chairman), F.W.C. Allen, G.D. Ball, L.W. Bullock (Vice Chairman) and B. Williams.

36. 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>
Easton, R.	CH/10/0256, Capacity increase to approved Anaerobic digestion facility comprising additional digestion tank, three gas engines with combined stack and alterations to smaller tanks and equipment, Poplars Landfill Site – Member is on Staffordshire County Council's Planning Committee and has undertaken a site visit	Personal and Prejudicial

37. Disclosure of lobbying of Members

Councillor J. Burnett disclosed that he had been lobbied in respect of Application CH/10/0031, New pitched roof, alterations to ground floor retail area, 2 storey extension to rear to

incorporate 2 flats with associated parking and landscaping, 322 Cannock Road, Chadsmoor.

38. Minutes

RESOLVED:

That the Minutes of the meeting held on 4 August, 2010 be approved as a correct record.

39. Members' requests for site visits

The Planning Services Manager suggested that the Committee undertake a site visit in respect of Application CH/10/0207- Erection of detached dwelling, 17 Sandy Lane, Cannock as representations had been made regarding the "garden grabbing policy".

RESOLVED:

That a site visit be undertaken in respect of Application CH/10/0207 – Erection of detached dwelling, 17 Sandy Lane, Cannock.

40. Application CH/10/0031, Pitched roof over existing flat roof to front, alterations to ground floor retail area and two storey extension to rear incorporating 2 flats (associated parking and landscaping), 322 Cannock Road, Chadsmoor

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.13 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Councillor Mrs. M.A. Davis and Councillor D. Thomas who were the Ward Councillors.

The Planning Services Manager advised that additional letters had been received confirming that there would be no deliveries to either retail unit by HGV's between the hours of 7.30am – 10.00am. He commented upon Staffordshire County Council Highways objection to the application and read out a letter in support of the application which had been submitted by the applicant. He confirmed that the Highways objection the recommendation to approve still remained.

RESOLVED:

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

- no deliveries via Hawkyard Court
- permission for flats not implemented until access to parking spaces is resolved

(B) The Committee requested that officers write to Staffordshire County Council to request that consideration be given to implementing a 20mph zone along Cannock Road, near to the application premises.

41. Application CH/10/0184, Erection of nursing/residential home and separate specialist care facility (outline application including access and layout), St Chads Courtyard, Cannock Road/Patterdale Road, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.14 – 6.23 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Councillor Mrs. M.A. Davis and Councillor D. Thomas who were the Ward Councillors and the applicants agent.

The Planning Services Manager advised that a letter had been received from Cannock Community Health Team supporting the development as there was a shortage of beds. He advised that the applicant had indicated they were unable to accommodate the desire line but had provided a pedestrian path between the two blocks. Additionally, the turning head on Patterdale Road had been excluded from the application site as requested by Staffordshire County Council Highways.

RESOLVED:

- (A) That the application be approved subject to the conditions contained in the report for the reasons stated therein.
- (B) That further discussions take place with the applicant to explore the possibility of providing a pedestrian link from Patterdale Road to Cannock Road.

42. Application CH/10/0256, Increase in capacity of the approved anaerobic digestion facility, consisting of a main building, an additional digester tank, three gas engines with combined stacks and associated flues and other ancillary structures, Biffa Waste Services Ltd., Poplars Landfill Site, Lichfield Road, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.24 - 6.41 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Councillor J.T. Kraujalis who was the Ward Councillor.

The Planning Services Manager advised that Environmental Protection had been consulted regarding the application and had no objections.

Having declared a personal and prejudicial interest Councillor R. Easton left the meeting during consideration of the application.

RESOLVED:

That Staffordshire County Council be advised that Cannock Chase Council objected to the application for the following reasons:

The enlarged Anaerobic Digestion facility will result in consolidation of activity at the Poplars waste site to the detriment of the interests of the local community. The

Committee wish to see a definite end date for operations at the site as a whole and the completion of the approved restoration scheme. The enlarged facility is likely to lengthen the timescale for operations with continued adverse impact on the local community and thereby the continuation of inappropriate development in the Green Belt contrary to national and Development Plan policy.

The Committee on behalf of Cannock Chase Council therefore strongly objects to the proposals.

CHAIRMAN

The meeting closed at 4.20 pm