

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 3 JANUARY, 2018 AT 3:00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

Cartwright, Mrs. S.M. (Chairman)
Pearson, A.R. (Vice-Chairman)

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| Allen, F.W.C. | Kraujalis, J.T. |
| Cooper, Miss J. | Lea, C.I. |
| Dean, A. | Snape, D.J. |
| Dudson, A. | Snape, P.A. |
| Grice, Mrs. D. | Sutherland, M. |
| Grocott, M.R. | Todd, Mrs. D.M. |
| Hoare, M.W.A. | |

Prior to the commencement of the meeting the Development Control Manager advised that with regard to Application CH/17/236, Land at Hednesford Football Club, Keys Park Road, Hednesford, the applicant had responded to the concerns raised by Members at the previous meeting and submitted amendments. These amendments had been consulted upon and the comments from Staffordshire County Highways had only been received today due to the Christmas break. As there were a number of issues requiring clarification he suggested that the application should be deferred to enable Officers to work with the applicant to try and resolve these issues. The application would then be submitted to the next Planning Control Committee meeting at the end of January.

83. Apologies

There were no apologies for absence.

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

There were no declarations of interests submitted.

85. Disclosure of lobbying of Members

All Members declared that they had been lobbied in respect of Application CH/17/236, Land at Hednesford Town Football Club, Keys Park Road, Hednesford WS12 2DZ – Residential development comprising 125 no. dwellings including 25 no. affordable dwellings, open space and associated road and parking.

86. Minutes

RESOLVED:

That the Minutes of the meeting held on 6 December, 2017 be approved as a correct record.

87. Members' Requests for Site Visits

None.

88. Application CH/17/251, 53 Gorse Lane, Cannock WS11 1EY, Residential development: Conversion of the existing detached single garage to form a one bedroom bungalow Annex property only

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.1 – 6.15 of the Official Minutes of the Council).

The Development Control Manager took the Committee through the plans as outlined in the agenda.

Prior to the determination of the application representations were made by Mrs. D. Shirley, who had objections to the application.

RESOLVED:

That the application be approved subject to the conditions and informatives as outlined in the report for the reasons stated therein and to the following additional conditions:-

1. The annex hereby approved shall not be brought into use until the velux windows have been fitted with obscure glazing, non-opening units.

Reason:

In the interests of protecting the amenities of the future occupiers of the annex and the amenity of the occupiers of the adjacent residential property in accordance with Policy CP3 of the Cannock Chase Local Plan and the National Planning Policy Framework.

2. The development shall not commence until a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

Reason:

In the interests of protecting the roots of the adjacent oak in accordance with Policy CP3 of the Cannock Chase Local Plan.

89. Application CH/17/236, Land at Hednesford Football Club, Keys Park Road, Hednesford, Residential development comprising 119 no. dwellings including 21 no. affordable dwellings, open space and associated road and parking

Consideration of this application was deferred to enable Officers to work with the applicant to try and resolve the issues raised by Staffordshire County Highways and the application be submitted to the next Planning Control Committee at the end of January (see comments at the top of page 39)

90. Application CH/17/385, 68-70 Market Street, Cannock, WS12 1AG, Change of use from furniture store to restaurant and takeaway

Consideration was given to the report of the Development Control Manager (Item 6.110 – 6.120 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mr. J. Stewart who was speaking in support of the application on behalf of the applicant.

Members discussed the application and debated conditions that could be attached to any permission granted, which included the following:

- (i) limiting the opening hours until 1am;
- (ii) a scheme to ensure ventilation, the control of odours and the position of the flue;
- (iii) suitable noise protection methods being included in the works to protect the occupiers of the flats above.

The Development Control Manager advised that should Members wish to approve the application the conditions that should be attached to any permission granted should be as follows:

- (i) three year commencement condition;
- (ii) limiting the opening hours until 1am;
- (iii) notwithstanding the details of the approved plans the development shall not commence until a scheme for the control of ventilation and odour has been submitted in writing to the Local Planning Authority.

Members voted on this and resolved to approve the application and to give the Development Control Manager delegated powers in consultation with the Chair to compile the conditions with appropriate wording.

RESOLVED:

That the application, which was recommended for refusal, be approved subject to appropriate conditions being added and these be delegated to Development Control Manager in consultation with the Chair.

The meeting closed at 4.20pm.

CHAIRMAN