

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 28 MARCH 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)

Allen, F.W.C.	Kraujalis, J.T.
Cooper, Miss J.	Lea, C.I.
Dean, A.	Smith, C.D. (substitute for D.J. Snape)
Dudson, A.	Snape, P.A.
Grocott, M.R.	Todd, Mrs. D.M.
Hoare, M.W.A.	

116. Apologies

Apologies for absence were received from Councillors Mrs. D. Grice, D.J. Snape and M. Sutherland.

Notification had been received that Councillor C.D. Smith would be acting as substitute for Councillor D.J. Snape.

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

There were no declarations of interests submitted.

118. Disclosure of lobbying of Members

Nothing declared.

119. Minutes

RESOLVED:

That the Minutes of the meeting held on 7 March, 2018 be approved as a correct record.

120. Members' Requests for Site Visits

None

121. Application CH/17/271, Land at Breeze Avenue, Norton Canes, New Parking Bays to Existing Grass Area with associated dropped kerbs

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.11 of the Official Minutes of the Council).

RESOLVED:

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

122. Application CH/17/452, Former Parker Hannifin site, Walkmill Lane, Bridgtown, Cannock, Outline application with all matters reserved except access for residential development for up to 116 dwellings

Consideration was given to the report of the Development Control Manager (Item 6.12 – 6.51 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mark Jackson, the applicants agent, speaking in favour of the application.

The Development Control Manager circulated the following update to Members:-

“Contribution for the Implementation of the Travel Plan.

The Highway Authority has confirmed that the required contribution for the monitoring of the Travel Plan by SCC would be £6,430.00.

Subsection (iii) of the recommendation is therefore changed to read: -

“The provision of a contribution of £6,430.00 for the implementation of the Travel Plan.

Revision to the Schedule of Conditions

It is recommended that the Schedule of Conditions be amended to read:

5. No part of the development hereby approved shall commence (other than remediation works) until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason: In order to comply with Para 32 of the National Planning Policy Framework.

10. No dwelling hereby approved shall be occupied until

(a) the gardens, landscaped areas and other unsurfaced ground has been covered to a depth of 600mm with clean soil which shall be certified prior to its application as meeting the specified import criteria given as Appendix D of the approved Remediation Strategy; and

- (b) verification that the requirements of (a) above has been carried out has been submitted to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters and in accordance with the National Planning Policy Framework.

12. No phase of development shall take place (other than remediation works) until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme must be based on the design parameters and proposed strategy for the site set out in the Sustainable Drainage Statement (Reference: BMW-2675- SDS, Revision P1, 30/10/2017). The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- Surface water drainage system(s) designed in accordance with the non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).
- SuDS design to provide adequate water quality treatment, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual).
- Limiting the total discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm to 16.2 l/s (12.7 l/s for the 1 year return period) to ensure that there will be no increase in flood risk downstream.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This should include a schedule of required maintenance activities and frequencies and contact details for the organisation responsible for carrying out these duties.

Reason: To reduce the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Note to the Developer

Remediation works for the purposes of this decision shall include excavation and removal of hard standing, foundations and infrastructure and remediation of contamination, in order to prepare the site for development.

Confirmation of the Affordable Housing Mix

The applicant has confirmed that the proposed affordable housing mix is to be 80% social rented and 20% intermediate. Officers can confirm that the proposal would meet the Council's guidance as set out in in paragraph 3.2 of the Developer Contributions and Housing Choices Supplementary Planning Document July 2015."

The Development Control Manager also confirmed that no representation had been received from the Hatherton Conservation Trust.

In response to comments from Members regarding the proximity of the application site to the Augean Waste Transfer site the Development Control Manager referred Members to page no. 6.47 of the report (paragraph 4.19 onwards) which outlined the health and safety issues in respect of the Augean site and page 6.23 of the report which outlined Staffordshire Fire and Rescue Services comments. He added that neither Augean or Staffordshire Fire and Rescue Services had objected to the application and there was nothing to indicate that a refusal on health and safety grounds could be warranted.

A Member commented that Bridgtown Parish Council had asked to be involved in the naming of roads on the development. The Development Control Manager advised that he would inform the Support Services Supervisor, who was responsible for the naming of new roads, aware of this.

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:-
- (i) The provision of 20% affordable housing;
 - (ii) The provision of £38,610 for off-site provision/enhancement of public open space;
 - (iii) The provision of a contribution of £6,430 for the implementation of the Travel Plan;
 - (iv) Management of on-site public open space.
- (B) That 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 amendment to the Schedule of Conditions as outlined above.

The meeting closed at 4:40 p.m.

CHAIRMAN