

137. Application CH/18/363, Land adjacent to 6 Stonehouse Road, Rugeley, WS15 2LL, erection of two storey house

(Councillor M. Sutherland had declared a personal and pecuniary interest in the above application. As the Committee agreed to defer the application prior to any discussions taking place he remained in the Chamber).

Following the site visit consideration was given to the report of the Development Control Manager (Item 6.1 – 6.22 of the Official Minutes of the Council).

The Development Control Manager advised that, since the publication of the agenda, the objector, who was listed as speaking at today's meeting, had indicated she was unable to attend due to bereavement. He suggested that the Committee defer the application until 24 April to allow the objector the opportunity to attend the meeting and make representations. He confirmed that the objector and the applicant's agent, who was also listed as speaking, were both content with this suggestion.

RESOLVED:

That the application be deferred to the meeting on 24 April, 2019 to enable the objector to attend and make representations along with the applicant's agent.

138. Application CH/19/015, 71 Old Penkrige Road, Cannock, WS11 1HY – demolition of existing house, erection of 2 no. detached dwellings

Following a site visit, consideration was given to the report of the Development Control Manager (Item 6.23 – 6.52 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mr. Albert Haywood and Mr. Martyn Rochelle, objecting to the application and Ms. Heather Sutton, speaking in favour of the application on behalf of the applicant.

The Development Control Manager confirmed that there was a typing error on Item no. 6.52, paragraph 6.1 of the report. The reference to "Brereton" should be replaced with "Cannock".

RESOLVED:

That the application, which was recommended for approval, be refused for the following reasons:-

The proposed two storey dwelling to rear, by virtue of its size and scale, the location of the windows within it and their juxtaposition in respect to neighbouring properties, the difference in ground levels between the site compared to that of neighbouring properties, and the back-land nature of the site would result in unacceptable levels of overlooking and loss of privacy and outlook and therefore fail to protect the residential amenities of the occupiers of the neighbouring properties and to retain a high standard of amenity for those occupiers contrary to

Policy CP3 of the Cannock Chase Local Plan and paragraph 127(f) of the National Planning Policy Framework.

139. Application CH/18/398, 25 Surrey Close, Cannock, WS11 8UF – retention of conservatory and alterations to rear garden levels

Consideration was given to the report of the Development Control Manager (Item 6.53 – 6.67 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mr. Harry Wilkes, an objector and Mr. David Hyden, speaking in favour of the application on behalf of the applicant.

Arising from the representations, it became apparent that since the meeting on 27 February, 2019 when the Committee had deferred the application to enable officers to have further discussions with the applicant, these discussions had not taken place. It was suggested that the application be deferred once more to enable officers to discuss potential solutions with the applicant and objector.

RESOLVED:

That the application be deferred to enable officers to discuss potential solutions with the applicant and objector.

140. Appeal Decisions in relation to Planning Application Nos. CH/18/092, CH/18/288 and CH/17/252

Consideration was given to the report of the Development Control Manager (Item 6.68 – 6.79 of the Official Minutes of the Council).

RESOLVED:

The Committee noted the report outlining the following recent appeal decisions:-

- (i) Application CH/18/092 124 New Penkridge Road, Cannock - one block of 8 no. 2 bedroom apartments (Appeal Dismissed);
- (ii) Application CH/18/288 32 Attlee Crescent, Rugeley – one detached dwelling (Appeal Dismissed);
- (iii) Application CH/17/252 53 Gorsey Lane, Cannock – 1 no. 3 bedroom bungalow (Appeal Allowed).

The meeting closed at 4.10pm.

CHAIRMAN