

CANNOCK CHASE COUNCIL

**MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE**

WEDNESDAY 14 DECEMBER, 2016 AT 3.00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

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

Burnett, G.	Grocott, M.R.
Cooper, Miss J.	Hoare, M.W.A.
Dean, A.	Kraujalis, J.T. (substitute)
Dudson, Miss M.J.	Snape, P.A.
Freeman, Miss M.A.	Sutherland, M.
Grice, Mrs. D.	Witton, P.T.

68. Apologies

Apologies for absence were received from Councillors C.I. Lea and J.P.T.L. Preece.

Notification had been received that Councillor J.T. Kraujalis would be substituting for Councillor J.P.T.L. Preece.

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

Member	Interest	Type
Grocott, M.R.	TPO/2016/03 Mansefield House, Market Street, Rugeley – Proposed Tree Preservation Order – Member knows the speaker	Personal

70. Disclosure of lobbying of Members

All Councillors declared that they had been lobbied in respect of Application CH/16/377, 24 Watermint Close, Cannock, Variation of conditions 2 Materials and 3 Approved plans of planning permission CH/15/0472 to allow for use of alternative materials and alterations to roof for first floor side extension.

71. Minutes

RESOLVED:

That the Minutes of the meeting held on 23 November, 2016 be approved as a correct record and signed.

72. Members' Requests for Site Visits

None.

73. Proposed Tree Preservation Order 2016/03 at Mansefield House, Market Street, Rugeley

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.1 – 6.5 of the Official Minutes of the Council).

Prior to determination of the application representations were made by Mr. McKenry speaking against the application. The officer from Parks and Open Spaces also addressed the Committee and responded to any issues raised.

RESOLVED:

That TPO 2016/03 be confirmed without modification.

(Councillor M. Grocott requested that his name be recorded as having voted against this decision).

74. Application CH/16/393, 3 West Butts Road, Rugeley, Erection of outbuilding for home office

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.6 – 6.21 of the Official Minutes of the Council).

Prior to the determination of the application representations were made by Mr. Duncan, the Agent for the applicant, speaking in support of the application.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional conditions being added in respect of:

- Hours of use of proposed building;
- Numbers of individuals using the proposed building at any time;
- The provision of a bird ad bat box in the building.

These conditions be delegated to the Development Control Manager to agree in discussion with the applicant.

75. Application CH/16/377, 24 Watermint Close, Cannock, Variation of conditions 2 Materials and 3 Approved Plans of planning permission CH/15/0472 to allow for use of alternative materials and alterations to roof for first floor side extension

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.22 – 6.35 of the Official Minutes of the Council).

Prior to the determination of the application representations were made by Mr. Gorman, an objector, speaking against the application and Mr. Edwards, the applicant, speaking in support of the application.

The Development Control Manager advised that there was a spelling mistake on Item 6.26 of the second planning condition, “coulr” should read “colour”.

For clarification purposes the Development Control Manager advised that applicant had not refused to lower the roof height but had discussed the matter with his architect and builder and decided to submit a retrospective planning application.

RESOLVED:

That the application, which was recommended for approval, be refused as the Committee considered that varying conditions “2 Materials” and “3 Approved Plans” would not be acceptable for the following reason:

The variation of Condition 2 of planning permission CH/15/0472 to allow the render and painting of the side gable of the extension would have a detrimental impact on the visual amenity of the adjoining neighbours. The variation of Condition 3 of planning permission CH/15/0472 to retain the extension as built with a higher ridge height than approved results in a non-subordinate extension, which results in an adverse visual impact on the street scene. As such, the application to vary Conditions 2 and 3 conflicts with Local Plan Policy CP3 and the Design SPD, which seek to secure high quality design in the interests of the amenity of neighbours and the character/appearance of the wider area.

(At this point in the proceedings the Committee adjourned for a five minute comfort break).

76. Application CH/16/360, Land to rear of 23 Cannock Road, Cannock, Residential development: Erection of 1 no. detached bungalow

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.36 – 6.49 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.

77. Application CH/16/176, 148 Hednesford Road, Cannock, Demolition of existing bungalow and erection of 3 no. detached houses and associated works (resubmission of CH/14/0360)

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.50 – 6.73 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.

The meeting closed at 4.50pm.

CHAIRMAN