

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 18 SEPTEMBER 2019 AT 3:00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors Cartwright, Mrs. S.M. (Chairman)

Crabtree, S.K.	Startin, P.D.
Dudson, A.	Stretton, Mrs. P.Z.
Fisher, P.A.	Thompson, Mrs. S.L.
Layton, Mrs. A.	Todd, Mrs. D.M.
Pearson, A.R.	Woodhead, P.E.
Smith, C.D.	

47. Apologies

Apologies for absence were received from Councillors F.W.C. Allen (Vice-Chairman), Mrs. A.A. Fitzgerald and Mrs. V. Jones.

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

None declared.

49. Disclosure of lobbying of Members

None disclosed.

50. Minutes

RESOLVED:

That the Minutes of the meeting held on 21 August, 2019 be approved as a correct record.

51. Members' Requests for Site Visits

Councillor Mrs. Mrs. D. Todd requested a site visit be undertaken in respect of Application CH/19/143, 53 Stafford Road, Cannock, WS11 1AF – proposed change of use to a Children's' Day Nursery, which was listed on the agenda for today's meeting.

RESOLVED:

That a site visit be undertaken in respect of Application CH/19/143, 53 Stafford Road, Cannock, WS11 1AF – proposed change of use to a Children's' Day Nursery.

Reason: to assess the parking situation.

52. Application CH/19/278, 12 Berry Hill, Hednesford, Cannock, WS12 1UJ – Demolition of existing garage and rear extension, erection of single storey side and rear extension

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.13 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.

53. Application CH/19/143, 53 Stafford Road, Cannock, WS11 4AF – Proposed change of use to a Children's' Day Nursery

It was agreed earlier in the meeting that a site visit be undertaken (see Minute 51).

54. Application CH/19/242, St. Luke's Church, Church Street, Cannock, WS11 1DE – Siting of a WW1 Commemorative Art Feature (2.3m x 1.26m) within the grounds of the church

Consideration was given to the report of the Development Control Manager (Item 6.33 – 6.50 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.

55. Application CH/19/268, 14 Pinewood Avenue, West Chadsmoor, Cannock, WS11 4AZ – outline application (some matters reserved) erection of one detached dwelling

Consideration was given to the report of the Development Control Manager (Item 6.51 – 6.66 of the Official Minutes of the Council).

The Principal Development Control Officer circulated the following update:-

“Following compilation of the report for the Committee agenda, officers have received from the applicant examples of other residential development that they believe to be of a similar disposition to that proposed within this application.

The applicant states that he does not understand how your Officers have come to the conclusion to refuse the development due to the encroachment on the building line to Boswell Road when there are other examples of such development within the area.

The following examples have been provided by the applicant and photographs were attached to the sheet:

33 Boswell Road at the corner with Lansbury Drive, Chadsmoor, Cannock
43 Copperkins Road, Hednesford
Corner of Sharon Way and Sherbourne Avenue, Hednesford
Corner of Sherbourne Avenue and Laurel Drive, Hednesford

The applicant has stated that all the above developments encroached to a lesser or greater extent on the building line to the adjacent roads.

Your Officers acknowledge the above examples and make the following observations. Three of the above examples (43 Copperkins Road, Hednesford, Corner of Sharon Way and Sherbourne Avenue, Hednesford and Corner of Sherbourne Avenue and Laurel Drive, Hednesford) are located in a residential location in Hednesford and not within close proximity to the application site. Also, the character of the residential estate within Hednesford differs to that of the current application site. Your Officers also note that the example identified at the corner of Sharon Way and Sherbourne Avenue related to a first floor extension and not a new dwelling.

The Boswell Road example is sited within close proximity to the application site, however, the character of the residential estate does differ between this site and the application site in terms of open space. Also, this development granted permission for a single storey dwelling which was read against the backdrop of an existing building (No 7 Lansbury Drive) which already projected forward of the building line within Boswell Road. Your Officers note that the permission of the Boswell Road example was granted in 2004 and 2005, which pre-dates the current design guidance.

Notwithstanding the above, your Officers confirm that each application is determined on its own merits and, in this instance, refusal is recommended for the reasons listed within the Officers report”.

Prior to consideration of the application representations were then made by Mr. John Reynolds, the applicant’s agent, speaking in favour of the application.

A Member suggested that a site visit be undertaken so that Members could view the area and assess how the neighbouring property would be affected. This was moved and seconded.

RESOLVED:

That a site visit be undertaken so that Members could view the area and assess how the neighbouring property would be affected.

The meeting closed at 3.20pm.

CHAIRMAN