

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 24 APRIL 2019 AT 3:00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT: Councillors                      Cartwright, Mrs. S.M. (Chairman)  
    Allen, F.W.C. (Vice-Chairman)

Buttery, M. (substitute for M. Sutherland	Pearson, A.R. Smith, C.D.
Cooper, Miss J.	Snape, P.A.
Dudson, A.	Tait, Ms. L.
Fisher, P.A.	Todd, Mrs. D.M.
Hoare, M.W.A.	Woodhead, P.E.
Lea, C.I.	

**141. Apologies**

Apologies for absence were received from Councillors Mrs. P.Z. Stretton and M. Sutherland.

Notification had been received that Councillor M. Buttery would be acting as substitute for Councillor M. Sutherland.

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

<b>Member</b>	<b>Interest</b>	<b>Type</b>
All Members	Application CH/18/363, Land adjacent to 6 Stonehouse Road, Rugeley WS15 2LL, erection of two storey house – All Members know Councillor M. Sutherland who was one of the speakers	Personal

**143. Disclosure of lobbying of Members**

Nothing declared.

#### **144. Minutes**

Prior to the approval of the minutes the Development Control Manager referred to Minute No. 138 and asked the Committee to note that in respect of the site visit in relation to Application CH/19/015, 71 Old Penkridge Road, Cannock Members also viewed the application site from Nos. 67 and 73 Old Penkridge Road, Cannock.

RESOLVED:

That the Minutes of the meeting held on 10 April, 2019 be approved subject to the above being noted.

#### **145. Members' Requests for Site Visits**

None.

#### **146. Application CH/18/363 – Land adjacent to 6 Stonehouse Road, Rugeley, WS15 2LL: Erection of Two-Storey House**

Following the site visit consideration was given to the report of the Development Control Manager (Item 6.1 – 6.19 of the Official Minutes of the Council).

The Principal Solicitor explained that the Monitoring Officer had accepted that Councillor Sutherland was unable to take part in the meeting due to having a personal and pecuniary interest in the application as he lived next door to the application site. A substitute Member was therefore in attendance. Councillor Sutherland had requested to speak as a member of the public at the last meeting (when the application was deferred). Councillor Sutherland did not appear on the list of speakers as this request had not been carried over to today's meeting. However, the Chairman had agreed that she would allow Councillor Sutherland to speak and, as he was raising significantly different points to the other objector listed to speak, she would allow them both 10 minutes each. Councillor Sutherland would address the Committee and then leave the meeting in view of his personal and pecuniary interest.

Prior to the determination of the application representations were made by Councillor Sutherland, acting as a member of the public, speaking against the application. Further representations were made by Karen Bradbury who was also speaking against the application. Representations were then made by Mansel Thomas, the applicant's agent, speaking in favour of the application.

RESOLVED:

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

1. The proposed dwelling by virtue of its size and scale, particularly when viewed in the context of the plot to dwelling ratio would result in a building that would be too large for its plot to the detriment of the character of the streetscene. The proposal would therefore fail to be well-related to the existing buildings

and their surroundings in terms of layout, density and scale contrary to Policy CP3 of the Cannock Chase Local Plan (Part 1) and paragraph 127(b and c) of the National Planning Policy Framework.

2. The proposed dwelling by virtue of its size, scale and juxtaposition with the existing dwelling at No 6 Stonehouse Road would form an overbearing structure when viewed from the rear patio area of No 6 and would result in a loss of light to the outside amenity area. As such, the proposal would fail to attain a high standard of residential amenity to the occupiers of No 6 Stonehouse Road contrary to Policy CP3 of the Cannock Chase Local Plan and paragraph 127(f) of the National Planning Policy Framework.
3. The entrance to the proposed drive would be located on the left hand side of the site's frontage where it would disrupt the established pattern of the streetscene in which drives are located on the right hand side to the detriment of the character of the streetscene contrary to Policy CP3 of the Cannock Chase Local Plan (Part 1) and paragraph 127(b and c) of the National Planning Policy Framework.

**147. Application CH/19/046 – Unit 9b, Millpark Industrial Estate, Mill Park, Cannock, WS11 7XT: Removal of Embankment to Form Yard Area with Retaining Wall, Followed By Reinstatement of Embankment and Retention of Roller-Shutter to Rear (Resubmission-CH/18/175)**

Following a site visit consideration was given to the report of the Development Control Manager (Item 6.20 – 6.33 of the Official Minutes of the Council).

RESOLVED:

That the application be approved subject to the conditions contained within the report for the reasons stated therein and subject to an additional condition for a revised landscape drawing to include more standard trees to compensate for the loss of mature trees.

**148. Application CH/18/176 – Land at Walsall Road, Norton Canes, Cannock, WS11 9PX: Full Planning Application for Residential Development on Land Comprising 67 Dwellings with Car Parking, New Estate Roads, Public Open Space and Associated Infrastructure**

Consideration was given to the report of the Development Control Manager (Item 6.34 – 6.50 of the Official Minutes of the Council).

The Development Control Manager provided an update to the Committee on the background to the application.

RESOLVED:

That the resolution of the Planning Control Committee held on 16 January 2019, as referenced in Minute No. 106, be amended to remove subsection A(v) 'to agree a lettings plan with the Council.'

**149. Application CH/18/392 – Land at 71 Burntwood Road, Norton Canes, WS11 9RG: Erection of 70 Dwellings, Access and Open Space, Landscaping, Drainage and Associated Works**

Consideration was given to the report of the Development Control Manager (Item 6.51 – 6.80 of the Official Minutes of the Council).

The Development Control Manager provided an update to the Committee on the background to the application.

RESOLVED:

That the application be approved subject to the conditions contained within the report for the reasons stated therein, and the completion of a Section 106 agreement to secure:

- (i) Provision and transfer to a Registered Provider of 20% on-site affordable housing.
- (ii) Provision for the adoption and management of:
  - (a) Public open space;
  - (b) SuDS;
  - (c) Footpath / Access Corridor / Streamby a management company, and
- (d) The transfer of the Reptile Protection Area to the Council along with a contribution of £16,448.22.
- (iii) An education contribution of £154,434.00.
- (iv) Contribution for footpath link of £4,400.00

**150. Application CH/19/035 – The Academy Early Years Childcare, Main Road, Brereton, Rugeley, WS15 1EE: Variation of Condition 24 (Approved Plans CH/18/261) to Extend the Existing Basement**

Consideration was given to the report of the Development Control Manager (Item 6.81 – 6.143 of the Official Minutes of the Council).

RESOLVED:

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

The meeting closed at 4.05pm

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CHAIRMAN