

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 26 MARCH, 2014 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S.M. (Chairman)
Kraujalis, J.T. (Vice-Chairman)

Anslow, C.	Rowley, J.
Ball, G.D.	Sutherland, M.
Fisher, P.A.	Todd, Mrs. D.
Freeman, Miss M.	Todd, R.
Pearson, A.	Whitehouse, Mrs. L.M.

(The Chairman advised that the order of the agenda would be amended so as to accommodate the speaker).

114. Apologies

An apology for absence was received from Councillor F.W.C. Allen.

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

The following declarations were made in addition to those already confirmed by Members in the Register of Members Interests:

Member	Interest	Type
Kraujalis, J.T.	Application CH/14/0014, 34 North Street, Bridgtown, Cannock – change of use from shop (A1) to café (A3) – Member is a Bridgtown Parish Councillor	Personal
Freeman, Miss M	Application CH/14/0014, 34 North Street, Bridgtown, Cannock – change of use from shop (A1) to café (A3) – Member is a Bridgtown Parish Councillor	Personal
Anslow, C.	Application CH/14/0051, Beau Desert Golf Club, Rugeley Road, Hazel Slade, Cannock – retrospective application:- part change of use to containerised biomass system to power	Personal

Golf club – Member is a member of the Beau Desert Golf club

Whitehouse, Mrs. L. Application CH/14/0051, Beau Desert Golf Club, Rugeley Road, Hazel Slade, Cannock – retrospective application:- part change of use to containerised biomass system to power Golf club – Member attends professional networking events held at the Golf club Personal

116. Disclosure of lobbying of Members

Councillor J.T. Kraujalis declared that he had been lobbied in respect of Application CH/14/0014, 34 North Street, Bridgtown, Cannock – change of use from shop (A1) to café (A3).

117. Minutes

A Member made reference to Minute No. 113 which stated that application CH/13/0132 would be deferred to this meeting and asked why it was not on the agenda. The Officer apologised but advised that it had not been possible to set up a meeting with the applicant until next week. Once the meeting had taken place the application would come back to the Committee for determination.

RESOLVED:

That the Minutes of the Meeting held on 5 March, 2014 be approved as a correct record.

118. Members' requests for site visits

No requests were made.

119. Application CH/12/0345, 110 Mill Street, Cannock – Amended scheme – residential development: demolition of existing redundant tyre depot and erection of 10 no. 2 and 3 bedroom houses with associated parking

Consideration was given to the Report of the Development Control Manager (Item 6.19 – 6.36 of the Official Minutes of the Council).

The Development Control Manager advised that on Enclosure 6.30, paragraph 1.3 the figure for indoor sports facilities should read £16,380 (not £13,380). He then explained the background to the application advising that the Committee had previously granted consent subject to a s106 contribution and conditions. However, the applicant had commissioned and submitted a viability assessment indicating that the development would not yield the expected 20% profit and was not, as it stands, viable. The viability assessment had been independently checked which confirmed that the suggested s106 contributions were not viable.

The applicant had indicated that they would be willing to contribute £5,500 for open space, sport and recreation and the compulsory £4,500 for the SAC mitigation. Officers considered that it would be favourable to support the development with the reduced s106 contribution subject to the implementation period for the proposal being reduced from three years to two years.

Members raised concern regarding the reduced s106 contribution. However, the Officer confirmed that the National Planning Framework states that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Prior to consideration of the application representations were made by Mr. Sam Wall who was speaking on behalf of the applicant.

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 a financial contribution of £5,500 for open space, sport and recreation and £4500 for mitigation of the impact of the development on the Cannock Chase Special Area of Conservation;
- B) That on completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.
- C) That the implementation period for the proposal be reduced from three years to two years.

120. Application CH/14/0051, Beau Desert Golf Club, Rugeley Road, Hazel Slade, Cannock – Part change of use to containerised biomass system to power golf club

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.9 of the Official Minutes of the Council).

The Development Control Manager advised that on Enclosure 6.4 the reference to Brereton and Ravenhill Parish Council was incorrect and should have read Brindley Heath Parish Council. He confirmed they had no objections. He also commented that an issue was raised at the site visit and he confirmed that the containerised biomass system would generate heat (not electricity). He explained that the applicant had also provided an explanation as to why they were seeking retrospective permission and this was explained to the Committee.

RESOLVED:

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

121. Application CH/14/0014, 34 North Street, Cannock – Change of use from shop (A1) to café (A3)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.10 – 6.18 of the Official Minutes of the Council).

A Member asked whether Environmental Health Officers would monitor the fumes to ensure they had no effect on the flats above. The Development Control Manager confirmed that this issue was covered by condition.

RESOLVED:

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

The meeting finished at 3.35pm

CHAIRMAN