

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE

HELD ON WEDNESDAY 22 JULY, 2020 AT 3:00 P.M.

VIA REMOTE ACCESS

PART 1

PRESENT: Councillors Cartwright, Mrs. S. (Chairman)
 Startin, P. (Vice-Chairman)

Allen, F.W.C.	Muckley, A.
Dudson, A.	Pearson, A.R.
Fisher, P.A.	Smith, C.D.
Fitzgerald, Mrs. A.A.	Thompson, Mrs. S.L.
Jones, Mrs. V.	Todd, Mrs. D.M.
Layton, A.	Witton, P.

(This meeting could not be held at the Civic Centre due to the Coronavirus (Covid-19) pandemic. It was therefore held remotely).

18. Apologies

Apologies for absence were submitted for Councillor Mrs. P.Z. Stretton.

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

None disclosed.

20. Disclosure of Lobbying of Members

Nothing declared.

21. Members' Requests for Site Visits

None

(At this point in the proceedings the Chairman agreed to change the order of the Agenda).

22. Application CH/20/165 - Unit 33 Martindale Trading Estate, Martindale, Hawks Green, Cannock WS11 7XN – Re-submission – variation of condition (4) of Planning Permission (CH/99/0539) to allow movement of vehicles Mon-Fri 4am-6pm, Sat 8am-2pm, all other operations from 8am onwards

Consideration was given to the report of the Development Control Manager (Item 6.157 – 6.173 of the Official Minutes of the Council).

The Development Control Manager provided a presentation to the Committee outlining the application showing photographs and plans of the proposed development.

Representations were made by both Paul Outhwaite, objector and Councillor Christine Mitchell, Ward Councillor who were objecting to the application. A further representation was made by Louise Jackson speaking in support of the application.

It became apparent during the discussion that three separate companies were being operated at the site. The Development Control Manager was asked whether this had any implications for the determination of the application. The Development Control Manager stated that on the basis of the current evidence he was unable to make a judgement on that and requested that the application was deferred to allow him to establish the facts and make a judgement as to whether this had any material bearing on the case.

Councillor Smith requested whether it would be possible to undertake independent monitoring. The Development Control Manager stated that he would raise the issue with the Environmental Health Officer (EHO).

RESOLVED:

That the application be deferred in order to allow Officers to assess whether the operation of three companies from the site had resulted in a material change of use and whether this would have any impact on the officer recommendation, and to ask the Environmental Health Officer whether they would undertake independent monitoring of the site.

- 23. Application CH/19/201 - Rugeley B Power Station, Power Station Road, Rugeley, WS15 2HS – Outline planning application for the creation of development platform and the demolition of existing office building, and environmental centre, and security gatehouse, site clearance, remediation and phased mixed-use development comprising: up to 2,300 new dwellings and residential units (use classes C3 and C2); up to 1.2 ha of mixed-use (use classes A1, A2, A3, A4, A5, C1, C2, C3, D1 and D2); up to 5 ha of employment (use classes B1a, b, c and B2); a school (All Through School or 1 no. 2 Form Entry Primary School (use class D1)); formal and informal publicly accessible open space; key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513; ground and roof mounted solar panels and 2 no. existing electricity substations (132 KV and 400 KV) retained (All Matters Reserved Except Access)**

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.144 of the Official Minutes of the Council).

Prior to consideration of the application the Principal Solicitor advised that only those Members who took part in the organised site visit, which took place on 15 January 2020, before the committee meeting on that day, would be able to take part in the consideration of the application. As an amended application was on the agenda for the meeting, and in view of the fact that unfortunately site visits were not taking place at present because of the coronavirus pandemic, only those

members who visited the application site in January would be able to take part in considering the amended application. Those Members unable to take part in respect of this application were:

Councillor P.A. Fisher
Councillor Mrs. D.M. Todd
Councillor P. Witton

The Development Control Manager provided a presentation to the Committee outlining the application showing photographs and plans of the proposed development.

The Development Control Manager then provided the following update which had been circulated to the Committee in advance of the meeting:-

“AMENDED PLANNING CONDITIONS

1.1 A range of conditions were included in the Original Officers Report to Committee Members with the Committee Papers dated 14 July 2020. Since this time discussions with both the applicant’s representatives and Lichfield District Council have occurred to further refine the conditions wording proposed.

1.2 Minor changes to the following conditions are proposed to assure clarity and completeness. No further changes to the original Officer Recommendation are proposed aside from updated wording to the conditions to reflect that set out below:

- 3) The development authorised by this permission shall be carried out in complete accordance with the following approved plans and specifications except insofar as may be otherwise required by other conditions to which this permission is subject:

Site Boundary Dwg No. 01585_S-001 Rev P4

Parameter Plans:

Access and Movement Dwg No. 01585_PP_01 Rev P7

Land Use Dwg No. 01585_PP_02 Rev P6

Building Heights Dwg No. 01585_PP_03 Rev P8

Green Infrastructure Dwg No. 01585_PP_04 Rev P6

Density Dwg No. 01585_PP_05 Rev P7

Revised Junction Layout Dwg No. J32-2608-PS-111 Rev A

- 14) Before the development hereby approved is commenced within any relevant phase of development (as approved by Condition 5) that includes the ‘community square’, spine road or All-Through School, details of the following shall be submitted to and approved in writing by the Local Planning Authority and the approved details implemented prior to first use of the phase to which the measures relate:

- Bus layover facilities at “community square”, or All-Through School as mutually agreed in writing by the Local Planning Authorities and the

- applicant, to include passive electric charging infrastructure, shelter, flag, timetable case and Real Time Passenger Information display;
 - Bus stopping facilities along the rest of the spine road shall be road provided with shelter, flag, timetable case and bus markings;
 - Measures to restrict speed, on-street parking, loading and waiting on the spine road outside of the proposed All-Through School; and
 - Improved pedestrian facilities including guardrails outside of the accesses to the All-Through School.
- 17) Before the development hereby approved is commenced, within any relevant phase of development that includes buildings (as approved by condition 5), full details of the proposed foul water drainage system for the specific phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall thereafter be provided before the first occupation or use of any of the buildings in that phase.
- 27) The cycle parking for any apartments, commercial premises (including showers and lockers for B Class Uses), All-Through School or primary school, health facility or community hall shall be implemented, in accordance with the approved details pursuant to Condition 6, prior to the first occupation of those buildings and shall thereafter be retained for their designated purpose for the life of the development.
- 40) All phases of development (as approved by condition 5) that deliver Class C3 dwellings as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, shall deliver a minimum of 15% of the Class C3 dwellings as affordable housing, with an overall minimum provision site wide of 17.6%.
- 49) There shall be no more than a total of 150 Use Class C2 bedspaces provided across two campuses on the site (Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Prior to consideration of the application representations were made by Mr. Mark Sitch, speaking on behalf of the Applicant.

RESOLVED:

That the application be approved subject to the amended conditions and :

(A) Subject to the owners/applicants first entering into a Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-

1. On-site affordable housing provision equivalent to 17.6% spread evenly across the site (approx. 405 dwellings total if 2300 dwellings delivered)
2. On-site Sports Provision (including changing facilities and management)

- and off site cricket (£120k) contribution
3. On-site Public Open Space Provision (including delivery of Riverside Park, retained and new allotments and public art)
 4. Delivery of All Through School or delivery of 2 form of entry primary school on site and secondary school contribution of £8 Million
 5. Highways and Transport Contributions (Off-site Highway Works costed to approximately £7.53 Million and subject to future review), off site linkage improvements, Trent Valley Station Improvements and canal towpath improvements
 6. Public Transport Contribution (approx. £3.145 Million subject to review) or equivalent similar provision of public transport
 7. Travel Plan Monitoring Sum £50,000
 8. Air Quality Mitigation Contribution towards Cannock Chase SAC (£2.325 Million)
 9. Provision of on-site Community Building and Healthcare Contribution to develop facilities at Brereton Surgery via CCG (£501k)

Note a separate Unilateral Undertaking relating to the payment of £221 per dwelling for the Cannock Chase SAC SAMM measures where dwellings provided exceed 20% affordable housing or are not CIL liable (e.g. self build)

(B) If the S106 legal agreement / Unilateral Undertaking are not signed/ completed by 2nd November 2020 or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development, without the required contributions and undertakings, as outlined.

(C) And delegated approval to Officers to make minor changes to conditions as may be required

24. Application CH/20/161 – 31 Littleworth Hill, Littleworth, Cannock - Retention of works to the rear garden and retention of fence

Consideration was given to the report of the Development Control Manager (Item 6.145 – 6.156 of the Official Minutes of the Council).

The Development Control Manager provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

At this point it was evident that the objector to the application, Mr. Whitehouse was unable to access the meeting.

RESOLVED:

That the application be deferred to the next meeting because the objector to the application, Mr. Whitehouse, was not able to access the meeting to address the committee.

25. Application CH/20/183 – 76 Hayfield Hill, Cannock Wood, WS15 4RS – Two storey rear extension

Consideration was given to the report of the Development Control Manager (Item

6.174 – 6.186 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 5.15 pm.

CHAIRMAN