

RESOLVED:

That a site visit be undertaken in respect of Application CH/18/433, Proposed erection of 4 no dwellings, Land adjacent to 7 Bridges Road, Norton Canes, Cannock. WS11 9PB.

Reason: To assess any overdevelopment of the site.

114. Application CH/17/295 Land off Ashleigh Road, Pear Tree Estate, Rugeley WS15 1NP – Residential development:- erection of two pairs of semi detached dwellings

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.1 – 6.23 of the Official Minutes of the Council).

The Development Control Manager gave the following update, which had been circulated to Members:-

Consultation Responses

No further responses received

Officer Response

Since production of the Officer Report, condition 13 as referenced in the original report is produced in full to clearly set out the list of approved plans within the current application.

Condition 13 is therefore proposed to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

2016-004-02 B - Location Plan

2016-004-07 - Proposed Site Sections

2016-004-06 C - Proposed Site Sections

5129-001 06E - Typical Site Section and Street Scene

2016-004-04 D - Proposed Site Plan

2016-004-08 - Proposed Equinox Shadows

2016-004-05 B - Floor Plans and Elevations

Reason

For the avoidance of doubt and in the interests of proper planning.

Additionally, if Members were minded to approve the application the recommendation would be amended to remove the Section 106 Agreement. The Section 106 Agreement was not necessary as the matter regarding the provision of the footpath had been dealt with via condition 12 outlined in the report.

Prior to consideration of the application representations were made by John Heminsley, speaking in favour of the application.

Reference was made to another application on adjacent land that the applicant had obtained planning permission for - Application CH/15/0255 - 5 no. 3 bedroom houses. Should members be minded to approve this application it was suggested that the two applications should be linked by means of a condition so that there was some control over the whole development in terms of the most appropriate order for site to be developed.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and subject to the amendment to Condition 13 as outlined above and to the following additional condition, the wording of which would be delegated to the Development Control Manager:-

“No development shall commence until a phasing plan for the whole site including the development outlined in planning application CH/15/0255 and the relocated footpath has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the phasing plan unless otherwise agreed in writing by the Local Planning Authority.”

115. Application CH/18/416, Land adjacent to 130 Heath Street, Hednesford, Residential development of 1 dwelling (outline planning application (all matters reserved))

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.24 – 6.37 of the Official Minutes of the Council).

A Councillor brought Members attention to the fact that Hednesford Town Council had inadvertently omitted this piece of land as a protected green space from the Hednesford Neighbourhood plan. Following a discussion on this issue Members moved and seconded deferment of the application in order that the officers could clarify the position. The Development Control Manager confirmed that the land was not green belt land and it had not been included in the Hednesford Neighbourhood plan. He advised that the plan had been adopted last year and would not be reviewed for a while. In view of this the motion to defer was withdrawn by the mover and seconder.

RESOLVED:

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

The meeting closed at 3.40pm.

CHAIRMAN