

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 17 DECEMBER, 2014 AT 3.15 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Kraujalis, J.T. (Vice-Chairman – in the Chair)

Allen, F.W.C.	Freeman, Miss M.
Anslow, C.	Grocott, M.R.
Ball, G.D.	Pearson, A.
Bernard, J.D.	Snape, P.A.
Bottomer, B.	Todd, Mrs. D.M.
Dean, A.	Todd, R.
Fisher, P.A.	

(The Chairman advised that the order of the agenda would be amended in order to accommodate the speakers).

80. Apologies

An apology for absence was received Councillor Mrs. S.M. Cartwright (Chairman).

In the absence of the Chairman, Councillor J.T. Kraujalis (the Vice-Chairman) took the Chair.

81. 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.	<i>Application CH/14/0283, CH/14/0346 & CH/14/0379, Gestamp Tallent Ltd., Quadrant Point, Wolverhampton Road, Cannock</i> – Demolition of former retail units and erection of 2 storey office building and associated car parking and landscaping (option 1: car stacking, option 2: basement, option 3: re-evaluation of site) – Member lives in an estate over the road from the site	Personal

Snape, P.	Application CH/14/0283, CH/14/0346 & CH/14/0379, Gestamp Tallent Ltd., Quadrant Point, Wolverhampton Road, Cannock – Demolition of former retail units and erection of 2 storey office building and associated car parking and landscaping (option 1: car stacking, option 2: basement, option 3: re-evaluation of site) – Member lives within 300 yards of the site	Personal
Bernard, J.D.	Application CH/14/0324, Land rear of 58 Brownhills Road, Norton Canes – residential development – erection of a detached 2 bed bungalow with rooms in the roof space and access from the adjacent car park (re-submission of planning permission CH/14/0127) – Member is the Chair of Norton Canes Parish Council whose Parish office is next to the site	Personal

82. Disclosure of lobbying of Members

All Members declared that they had been lobbied in respect of Application CH/14/0283, CH/14/0346 & CH/14/0379, Gestamp Tallent Ltd., Quadrant Point, Wolverhampton Road, Cannock – Demolition of former retail units and erection of 2 storey office building and associated car parking and landscaping (option 1: car stacking, option 2: basement, option 3: re-evaluation of site)

83. Minutes

RESOLVED:

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

84. Members' Requests for Site Visits

Councillor G. Ball asked whether a site visit could take place in respect of **Application CH/14/0417 The Globe, East Cannock Road, Cannock. Erection of a 20 bed two storey care home with parking and associated landscaping (re-submission of CH/14/0022)**. The Development Control Manager confirmed that the application would come before the Committee and a site visit would be undertaken.

85. (i) Application CH/14/0283, Gestamp Tallent Limited, Quadrant Point, Wolverhampton Road, Cannock – Demolition of former retail units and erection of 2 storey office building and associated parking and landscaping (Option 1: Car stacking system)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.17 – 6.36 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Andy Stallan (Alliance Planning) speaking in support of the application.

RESOLVED:-

That the Committee was minded to approve the application subject to:-

- (A) The applicant entering into an obligation under Section 106 of the Town and Country Planning Act, 1990 to ensure that the proposed office building will be occupied in association with the adjacent Gestamp Tallent premises;
- (B) On completion of the Agreement the application be approved subject to the following conditions (these being delegated to the Development Control Manager):-
 1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

2. No part of the development hereby approved shall be commenced until details of the materials to be used for the external surfaces have been submitted to and approved by the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

3. The development hereby permitted shall not be brought into use until the access drive, parking, servicing, turning areas have been provided in accordance with the approved plans and thereafter retained for the lifetime of the development.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

4. No development hereby approved shall be commenced until a Traffic Management Plan / Construction Method Statement comprising details of construction access, site compound, provision for parking of vehicles for site operatives and visitors, temporary staff parking for any displaced as a result of the works, loading and unloading of plant and materials, and storage of plant and materials used in constructing the development has been submitted to and approved in writing with the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

5. Prior to first occupation of the development secure weatherproof cycle parking shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cycle parking shall be retained for the life of the development.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

6. The development hereby permitted shall not be commenced until:-
 - (a) a site investigation including recommendations for remedial treatment has been undertaken;
 - (b) the Local Planning Authority has given approval in writing to the method of remedial treatment;
 - (c) the approved remedial treatment has been carried out in full.

Reason

In order to enable the development to proceed in a safe environment and to protect the health and safety of its occupiers and to ensure compliance with Local Plan Policy CP3 and the NPPF.

7. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting, fencing, walls, surface treatment & construction details for the site has been submitted to and approved by the Local Planning Authority. The details shall be in the form as specified in Annex C of the Supplementary Planning Guidance 'Trees, Landscape and Development'.

Reason

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

8. The approved landscape works pursuant to Condition 7 shall be carried out in the first planting and seeding season following the occupation of any buildings or the completion of the development whichever is the sooner.

Reason

In the interest of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

9. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

10. The building hereby approved shall not be open for business outside the hours of 08:00 a.m. to 16:30 p.m. on any day.

Reason

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policy CP3 - Chase Shaping, Design and the NPPF.

11. No goods, plant, materials or waste shall be stored or deposited on any part of the site outside the building except in an enclosed container, the siting and design of which has been agreed in writing with the Local Planning Authority.

Reason

To safeguard the amenities of the locality and to ensure that adequate space is retained for the parking, loading and unloading of vehicles and to ensure compliance with the NPPF.

12. No development shall commence until the noise specification details for the proposed 'two tier - parking stacking system' have been submitted to and agreed in writing with the Local Planning Authority.

Reason

In the interests of the amenity of nearby neighbours in accordance with Local Plan Policy CP3 and the NPPF.

13. No development shall commence until details of how the 'two tier - parking stacking system' will be operated / managed (including the use of a 'valet') have been submitted to and agreed in writing with the Local Planning Authority. Thereafter the 'two tier - parking stacking system' shall be operated in accordance with the approved details for the life of the development.

Reason

In the interests of highway safety and amenity of neighbours in accordance with the Cannock Chase Local Plan and the NPPF.

14. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

15. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and Access Statement; Location Plan - Plan Ref No; 5170/001; Proposed Site Plan Option 1 - Drg No. 951-105; Proposed Elevations - Drg No. 951-302 Rev B; Proposed Floor Plans – Drg No. 951-205; Plutone Specification Sheet.

86. (ii) Application CH/14/0346, Gestamp Tallent Limited, Quadrant Point, Wolverhampton Road, Cannock – Demolition of former retail units and erection of 2 storey office building and associated car parking and landscaping (Option 2: Basement parking)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.37 – 6.56 of the Official Minutes of the Council).

The Development Control Manager provided an update to advise the Committee that the second reason for refusal outlined in the report would be removed. Staffordshire County Highways had removed their initial objection, subject to proposed conditions, following the submission of revised drawings for the design of the proposed ramp and basement parking.

Prior to consideration of the application representations were made by Andy Stallan (Alliance Planning) speaking in support of the application.

RESOLVED:-

That the Committee was minded to approve the application subject to:-

- (A) The applicant entering into an obligation under Section 106 of the Town and Country Planning Act, 1990 to ensure that the proposed office building will be occupied in association with the adjacent Gestamp Tallent premises;
- (B) On completion of the Agreement the application be approved subject to the following conditions (these being delegated to the Development Control Manager) :-
 - 1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- 2. No part of the development hereby approved shall be commenced until details of the materials to be used for the external surfaces have been submitted to and approved by the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

3. The development hereby permitted shall not be brought into use until the access drive, parking, servicing, turning areas have been provided in accordance with the approved plans and thereafter retained for the lifetime of the development.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

4. No development hereby approved shall be commenced until a Traffic Management Plan / Construction Method Statement comprising details of construction access, site compound, provision for parking of vehicles for site operatives and visitors, temporary staff parking for any displaced as a result of the works, loading and unloading of plant and materials, and storage of plant and materials used in constructing the development has been submitted to and approved in writing with the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

5. Prior to first occupation of the development secure weatherproof cycle parking shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall thereafter be retained for the life of the development.

Reason

In order to comply with paragraph 32 of the NPPF and CP3 of the Cannock Chase Local Plan.

6. The development hereby permitted shall not be commenced until:-
 - (a) a site investigation including recommendations for remedial treatment has been undertaken;
 - (b) the Local Planning Authority has given approval in writing to the method of remedial treatment;
 - (c) the approved remedial treatment has been carried out in full.

Reason

In order to enable the development to proceed in a safe environment and to protect the health and safety of its occupiers and to ensure compliance with Local Plan Policy CP3 and the NPPF.

7. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting, fencing, walls, surface treatment & construction details for the site has been submitted to and approved by the Local Planning Authority. The details shall be in the form as specified in Annex C of

the Supplementary Planning Guidance 'Trees, Landscape and Development'.

Reason

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

8. The approved landscape works pursuant to Condition 7 shall be carried out in the first planting and seeding season following the occupation of any buildings or the completion of the development whichever is the sooner.

Reason

In the interest of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

9. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

10. The building hereby approved shall not be open for use outside the hours of 08:00 a.m. to 16:30 p.m. on any day.

Reason

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policy CP3 - Chase Shaping, Design and the NPPF.

11. No goods, plant, materials or waste shall be stored or deposited on any part of the site outside the building except in an enclosed container, the siting and design of which has been agreed in writing with the Local Planning Authority.

Reason

To safeguard the amenities of the locality and to ensure that adequate space is retained for the parking, loading and unloading of vehicles and to ensure compliance with the NPPF.

12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of

drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

13. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Design and Access Statement; Location Plan - Plan Ref No; 5170/001; Proposed Site Plan Option 1 - Drg No. 951-101H; Basement Plan; Ground Floor Car Park Plan Basement Access ramp Option 01-Straight Ramp - Drg No. SK05 Revision P4; Proposed Floor Plans - Drg. No. 951-200 Rev F; Proposed Elevations - Drg No. 951-302 Rev D.

Reason

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

87. (iii) Application CH/14/0379, Gestamp Tallent Limited, Quadrant Point, Wolverhampton Road , Cannock – Demolition of former retail units and erection of a 2 storey office building and 31 associated car parking spaces and landscaping (Option 3)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.57 – 6.74 of the Official Minutes of the Council).

The Development Control Manager provided an update to advise the Committee that the objection from Staffordshire County Council (and the second reason for refusal) should read “the proposed development fails to make adequate provision for the parking of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway”.

Prior to consideration of the application representations were made by Andy Stallan (Alliance Planning) speaking in support of the application.

RESOLVED:

That the application be refused for the following reasons:-

1. The principle of the proposed building is acceptable, subject to an agreement linking the proposals to the existing Tallent Gestamp premises. In the absence of such an agreement the proposal would result in an out of centre office development, which could be occupied by any operator and thus impact on the vitality and viability of existing centres. As such, the proposal conflicts with Local Plan Policy CP11 and the NPPF.

2. Parking for the proposed office would fall short of the Council's parking standards. As such, the proposal results in inadequate parking provision for the offices. This would result in an increase in highway danger due to the likelihood of vehicles being parked on the public highway and exacerbate existing vehicle parking problems in the area. This would also have an adverse impact on the amenity of nearby neighbours. Contrary to the aims of Local Plan Policy CP3, Council's Parking Standards SPD and the NPPF.

(At this point in the proceedings the Committee adjourned for a five minute comfort break).

88. Application CH/14/0324, Land rear of 58 Brownhills Road, Norton Canes, Residential development, erection of a detached 2 bed bungalow with rooms in roof space and access from the adjacent care park (re-submission of planning permission CH/14/0127)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.16 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the Ward Councillor, Councillor J. Preece, who was objecting to the application.

RESOLVED:

That the application be refused for the following reasons:-

The proposed dwelling due to its layout and design would result in a poor quality development for the following reasons:

a) The proposed dwelling would appear 'crammed in' and fail to relate or make a positive contribution towards the character and appearance of the wider area;

b) The proposed vehicular / pedestrian access to the dwelling would be off a public car park, which would be torturous and unattractive for future occupiers. Also, the proposed access would result in the loss of existing car parking spaces on a public car park to the detriment of availability of parking for customers and staff of nearby businesses;

c) The kitchen/dining area of the proposed dwelling would open onto a short fenced off area to the rear of an existing takeaway. As such, for future occupiers, the proposed dwelling would offer a very poor outlook and amenity as a consequence of the layout and noise / odours from the adjacent takeaway;

d) The proposed access would result in the loss of existing mature trees within the application site, to the detriment of the visual amenity of the wider area.

For the above reasons the proposal conflicts with Cannock Chase Local Plan Policies CP3, CP14 and the NPPF, which seek to secure high quality development in keeping with the wider area, with appropriate access, which provide high quality amenity for future occupiers.

89. Application CH/14/0312, Land at the Moss Road housing estate, Cannock – demolition of existing properties and erection of 141 dwellings, new play area, relocation and enlargement of existing play area and environmental works to existing flats

Consideration was given to the Report of the Development Control Manager (item 6.116 – 6.123 of the Official Minutes of the Council).

The Planning Projects Officer advised that after the meeting on 5 November it came to light that the land adjacent to 11 Patterdale Road was not in the ownership of the Council and had been included in the application site in error. The site layout had therefore been amended so as to avoid the use of this land.

Prior to consideration of the application representations were made by Miss Dickens, who welcomed the development but outlined her objections to part of the application site that was adjacent to her property.

The Planning Projects Officer advised that the applicant had been made aware of the concerns raised by Miss Dickens. The applicant was willing to move the proposed new property adjacent to her property another 1m away and to turn the main bedroom window in the end unit to face across the road rather than onto her garden.

The Officer further advised that an email had been received from a gentleman who had made objections to the initial application. He wished to reiterate his objection regarding the reduced turning space he would have as a result of the development. The applicant had considered this objection and there was an opportunity of providing the gentleman with a better parking space behind his property.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein, the minor amendments as outlined above and the prior completion of a Section 106 Unilateral Undertaking to secure a financial contribution to primary education.

- 90. Application CH/14/0350, Former Cannock Sports Stadium, Pye Green Road, Cannock – Development of phased community sport and recreation hub, including play areas, walking and cycling facilities, car parking, pitches, allotments, community building and landscaping. Hybrid application:- Community building – outline including access and layout. The rest of the development – full application**

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.75 – 6.101 of the Official Minutes of the Council).

The Development Control Manager advised that should the Committee be minded to approve the application Condition 9 would be amended to include a requirement for details of lighting and Multi Use Games Area in the list.

RESOLVED:

That the application be approved subject to the conditions contained in the

report for the reasons stated therein and to the amendment of Condition 9, as follows:-

9. The elements of the development listed below shall not be commenced until full details of the surfacing and drainage and lighting have been submitted to and approved in writing by the Local Planning Authority:

- The footway adjacent the vehicle access off Pye Green Road;
- Parking, turning and servicing within the site curtilage;
- The footway link to Huntington Terrace Road; and
- The perimeter footway/cycleways.
- The Multi Use Games Area

The development shall thereafter be implemented in accordance with the approved details.

Reason

In the interests of highway safety and to comply with paragraph 32 of the NPPF

At this point Councillor G.D. Ball left the meeting and did not take part in the determination of the following application.

91. Application CH/14/0386, 92a Eskrett Street, Hednesford, Cannock – change of use to parking area and extension to existing dental surgery

Consideration was given to the Report of the Development Control Manager (Item 6.102 – 6.115 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 finished at 5.10pm.

CHAIRMAN