

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 26 AUGUST, 2015 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
 Councillors

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

Anslow, C.H.	Grocott, M.R.
Burnett, G.	Hardman, B.
Dean, A.	Kraujalis, J.T.
Dudson, Ms. M.	Pearson, A.
Freeman, Miss M.A.	Snape, P.A.
Gamble, B.	Sutherland, M.

37. Apologies

An apology for absence was received from Councillor D. Foley.

38. 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:-

<u>Member</u>	<u>Interest</u>	<u>Type</u>
Gamble, B.	CH/15/0241, Skip Storage, Dunford A & Son, Brindley Heath Road, Hednesford, Cannock – Member had commented on the application in his role on Hednesford Town Council	Predetermination
Hardman, B.	CH/15/0116, Erection of 4 no. Detached houses, 38 Park Gate Road, Cannock Wood, Rugeley – Member is a Member on Cannock Wood Parish Council	Personal
Pearson, A.	CH/15/0116, Erection of 4 no. Detached houses, 38 Park Gate Road, Cannock Wood, Rugeley – Member is a Member of Staffordshire Wildlife Trust who had been consulted on the application	Personal

39. Disclosure of lobbying of Members

Councillor A. Pearson declared he had been lobbied in respect of Application CH/15/0241, Skip Storage, Dunford A & Son, Brindley Heath Road, Hednesford, Cannock.

Councillors P. Snape, J. Kraujalis and Miss M. Freeman declared they had been lobbied in respect of Application CH/15/0175, Demolition of existing public house and the erection of a new building to provide a convenience store (A1) and small commercial unit (A1/A2) together with access, parking, servicing and associated works, The Ascot Tavern, Cannock.

40. Minutes

RESOLVED:

That the Minutes of the meeting held on 5 August, 2015, be approved as a correct record and signed.

41. Members' Requests for Site Visits

None.

42. Application CH/15/0267, Alterations to the main roof and a new tiled, pitched roof to existing conservatory, 8a Garden Drive, Rugeley

Consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.10) of the Official Minutes of the Council.

The Development Control Manager advised that the objector, who had intended to speak against the application, was unable to attend the meeting due to being on holiday. He had requested that Members view the application from his property when attending the site visit (this had been done).

RESOLVED:

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

43. Application CH/15/0241, Skip Storage, Dunford A. & Son, Brindley Heath Road, Hednesford, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.11 – 6.18) of the Official Minutes of the Council.

Councillor B. Gamble declared he had predetermined the application and therefore withdrew from the meeting and sat in the public gallery during consideration of the application.

The Development Control Manager advised that the objector, who had

intended to speak against the application, was unable to attend the meeting due to having a hospital appointment. In addition he read out a letter of objection from a neighbour and confirmed that the Committee had viewed the application from this neighbour's property on the site visit (as had been requested).

RESOLVED:

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

1. The area used for skip storage is near to existing dwellings. As such the noise and disturbance associated with the skip storage use results in an adverse impact on the amenity of nearby residents. Therefore, the proposal is contrary to Local Plan Policy CP3 and the NPPF, both of which seek to safeguard the amenity of existing occupiers from incompatible uses.
2. The skip storage area is accessed via a narrow entrance and is in close proximity to an existing junction. Consequently, it is considered that large vehicles using a narrow entrance near to a junction would be detrimental to highway safety. As such, the proposal is contrary to Local Plan Policy CP3.

44. Application CH/15/0175, The Ascot Tavern, Longford Road, Cannock, Demolition of existing public house and the erection of a new building to provide a convenience store (A1) and small commercial unit (A1/A2) together with access, parking, servicing and associated work

Consideration was given to the Report of the Development Control Manager (Item 6.19 – 6.38) of the Official Minutes of the Council.

The Development Control Manager advised the Committee that since the report had been written two further letters of objection had been received (objecting on similar grounds to those contained within the report). He commented that, should Members approve the application, an additional condition would need to be added to control the larger unit for convenience goods. Additionally, the reference to Longford Drive within the report should read Longford Road.

Prior to consideration of the application representations were made by Miss Holder (an objector) and Laura Wilkinson from D2 Planning, the Agent, speaking in support of the application.

Following this, Councillor M. Grocott moved that the application be refused and outlined a number of planning reasons for refusal. This was seconded by Councillor M. Sutherland. An amendment to the proposal was moved and seconded to include the loss of a Community Asset within the reasons for refusal. This was voted on and agreed.

RESOLVED:

That the application, which was recommended for approval, be refused for the

following reasons:-

1. Due to the shortfall in proposed vehicle parking spaces and proximity of the site to the pick-up and drop-off areas for Longford Primary School, the proposal would be likely to result in additional on-street parking, and increased instances of vehicle conflict and highway obstruction within the vicinity of the application site. This would result in severe and unacceptable harm to the safe and free flow of users of the highway network in the vicinity of the application site. Consequently, the proposed development would be contrary to adopted Local Plan Policies CP3 and CP10 of Cannock Chase Local Plan (2014) and Paragraph 32 of the NPPF.

2. The height of the proposed building and its proximity to adjoining dwellings, particularly in Filey Close, would result in unacceptable harm to the living conditions of the occupiers adjoining properties by virtue of significant loss of light and outlook. Consequently, the proposed development would be contrary to adopted Local Plan Policy CP3 and the NPPF.

3. The proposal would result in the loss of a valued community facility that has not been demonstrated to be surplus or no longer required. The proposal would therefore be contrary to policy CP5 of the Cannock Chase Local Plan (2014) and the NPPF.

4. The proximity of the servicing area to adjoining residential dwellings would result in unacceptable harm to the living conditions of adjoining occupiers by virtue of noise and general disturbance. Consequently, the proposed development would be contrary to adopted Local Plan Policy CP3 of the Cannock Chase Local Plan (2014) and the NPPF.

(At this point in the proceedings the Committee adjourned for a 5 minute comfort break).

45. Application CH/15/0205, 37 Bower Lane, Rugeley, Demolition of existing dwelling and construction of 6 dwellings: 2 no. pairs of 3 bedroom semi-detached houses, 1 detached 3 bedroom house and 1 detached 4 bedroom house

Consideration was given to the Report of the Development Control Manager (Item 6.39 – 6.58) of the Official Minutes of the Council.

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 towards Affordable Housing based on the formula outlined within the report;

(B) That on completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

46. Application CH/15/0116, 38 Park Gate Road, Rugeley, Residential Development:- erection of 4 no. detached dwellings (outline including access)

Consideration was given to the Report of the Development Control Manager (Item 6.59 – 6.75) of the Official Minutes of the Council.

The Development Control Manager advised that should Members be minded to approve the application a condition to secure ecological mitigation would be added before planning permission was issued. With regards to the boundary fencing he commented that a wall with pillars and fencing would be required should planning permission be granted. He confirmed that English Heritage had confirmed that the existing building was not worthy of listing as a building of historical value. He also advised that the report indicated that Rugeley Town Council had made no response to the consultations to date. However, he confirmed that this was an error and Rugeley Town Council had not been consulted on the application.

Prior to consideration of the application representations were made by Avril Green and Ken Dudley (objectors) and Mr. Starkey (the applicant) speaking in support of the application.

The Committee discussed the removal of the apple tree. The Development Control Manager advised that this application was for outline and access only and at the next stage (i.e. the detailed application) a condition could be included regarding the loss of trees. Members asked that Officers ensure that the detailed planning application be considered by the Committee. The Officer advised that once the application appeared on the list of Planning applications Members should call it in to ensure it came back to the Committee for determination.

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 towards Affordable Housing based on the formula outlined within the report;
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the amendment of the ecological mitigation condition to require mitigation details to be agreed prior to planning consent being approved.

47. Application CH/15/0207, Land adjacent to 25 Hardie Avenue, Rugeley, Residential development:- erection of a 3 bedroom detached house

Consideration was given to the Report of the Development Control Manager (Item 6.76 – 6.90) of the Official Minutes of the Council.

Prior to consideration of the application representations were made by Mr.

Hyden (an objector).

The Development Control Manager advised that the objector's complaints have been thoroughly investigated by the Local Government Ombudsman. The outcome of these investigations was that the Council had not acted unreasonable. He reminded the Committee that Members must not let this affect their judgement when considering this planning application. He also advised that additional conditions regarding working hours and welfare facilities could be added should Members be minded to approve the application.

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

The proposed layout would constitute 'over-development' of the application site, which results in the proposed dwelling having a very limited rear garden area to the detriment of the amenity of future occupiers of the proposed dwelling. Therefore the proposal represents poor design / layout; contrary to the aims of Local Plan Policy CP3 and the NPPF.

48. Application CH/15/0153, Ravenhill Ward Social Club, Armitage Road, Rugeley, Change of use from Social club to 3 bedroom bungalow

Consideration was given to the Report of the Development Control Manager (Item 6.91 – 6.103) of the Official Minutes of the Council.

The Development Control Manager advised that an application to list the building as an Asset of Community Value had been made. Further information had been requested regarding this application; however no further information had been received and the building was not listed as an Asset of Community Value.

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 £221 towards SAC mitigation and;
- (B) On completion of the Agreement to approve the application subject to the conditions contained in the report for the reasons stated therein.

The meeting closed at 5.40pm.

CHAIRMAN