

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 16 SEPTEMBER, 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)

Burnett, G.	Johnson, T.B. (substitute for A. Pearson)
Dudson, Ms. M.	Pearson
Foley, D.	Kraujalis, J.T.
Gamble, B.	Lea, C. (substitute for C.H. Anslow)
Grocott, M.R.	Snape, P.A.
Hardman, B.	Sutherland, M.

49. Apologies

Apologies for absence were received from Councillors C.H. Anslow, A. Dean, Miss M.A. Freeman and A. Pearson.

Notification had been received that Councillor C. Lea would be in attendance as substitute for Councillor C.H. Anslow and Councillor T.B. Johnson would be in attendance as substitute for Councillor A. Pearson.

50. 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>
Cartwright, Mrs. S.	Application No. CH/15/0113, Residential development: erection of 219 dwellings (reserved matters: appearance, landscaping, layout and scale, in respect of planning application CH/11/0395) Land North of Limepit Lane and West of Pye Green Road, Cannock – Member of Hednesford Town Council	Personal

Hardman, B. Application No. CH/15/0113, Personal
Residential development: erection
of 219 dwellings (reserved matters:
appearance, landscaping, layout
and scale, in respect of planning
application CH/11/0395) Land
North of Limepit Lane and West of
Pye Green Road, Cannock –
Member of Hednesford Town
Council

Gamble, B. Application No. CH/15/0113, Personal
Residential development: erection
of 219 dwellings (reserved matters:
appearance, landscaping, layout
and scale, in respect of planning
application CH/11/0395) Land
North of Limepit Lane and West of
Pye Green Road, Cannock –
Member of Hednesford Town
Council

51. Disclosure of lobbying of Members

All Members declared that they had been lobbied in respect of Application CH/15/0113, Residential development: erection of 219 dwellings (reserved matters: appearance, landscaping, layout and scale, in respect of planning application CH/11/0395) Land North of Limepit Lane and West of Pye Green Road, Cannock.

52. Minutes

RESOLVED:

That the Minutes of the meeting held on 26 August, 2015, be approved as a correct record and signed.

(Clarification would be provided to Councillor M.R. Grocott regarding the wording of Minute No. 44).

53. Members' Requests for Site Visits

RESOLVED:

That a site visit be undertaken in respect of Application No. CH/15/0326 , Land adjacent 4, School Road, Norton Canes, Cannock, WS11 9QS – Proposed

demolition of garage and erection of 2 no. Bedroom dormer bungalow.
Reason: To consider impact on surrounding area.

(NOTE: This application was withdrawn on the 28th September 2015).

54. Application CH/15/0280, Proposed front extension and new access for caravan parking at rear, 87 The Beeches, Rugeley

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.

Prior to the determination of the application representations were made by Mr. Harding (supporting the application).

RESOLVED:

That the application which was recommended for refusal be approved subject to the following conditions and reasons:

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. The materials to be used for the external surfaces of the development shall be of the same type, colour and texture as those used on the existing building.

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. No trees or hedges shown as retained on Dwg No 1804/02A, shall be cut down, topped, lopped, uprooted or removed without the prior written permission of the Local Planning Authority nor shall they be wilfully damaged or destroyed.

Any trees or hedges which, within a period of 5 years from completion of the development are cut down, topped, lopped or uprooted without permission of the Local Planning Authority or become seriously damaged or diseased or die shall be replaced in the next planting season with similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

The existing vegetation makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies CP3, CP14, CP12 and the NPPF.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
1804/01 and 1804/02A

Reason:

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

55. Application CH/15/0200, Erection of stable block comprising of 4 stables, Hill Farm, Hayfield Hill, Rugeley

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.10 – 6.20) of the Official Minutes of the Council.

The Development Control Manager advised that it had been noted on the site visit that there were existing stables on site. He confirmed that these had planning permission dating back to 2004.

Prior to determination of the application representations were made by Mr. Newton (the applicant speaking in favour of the application).

Given the issues raised by the applicant in his representations it was suggested that the application be deferred to allow further discussions to take place between Officers and the applicant. Councillor G. Burnett moved deferment and this was seconded by Councillor P. Snape. Following a vote this motion fell.

A motion to approve the application was moved by Councillor M.R. Grocott and this was seconded by Councillor T. Johnson and the planning reasons and the very special circumstances to justify approval of the application within the Green Belt were given. Following a vote the motion was carried.

RESOLVED:

That the application which was recommended for refusal be approved subject to the following conditions and reasons:

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 materials shall be used for the external surfaces of the development other than those specified on the application, except with the written approval of 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 be carried out in accordance with the following approved plans:
NEWTON-01, NEWTON-02, and NEWTON-03

Reason:

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

56. Application CH/15/0225, Erection of a roof over an approved manure store (CH/15/0025), Court Bank Farm, Slang Lane, Rugeley

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.21 – 6.33) of the Official Minutes of the Council.

Prior to determination of the application representations were made by Mr. Newton (the applicant speaking in favour of the application).

Given the issues raised by the applicant in his representations a motion to approve the application was moved by Councillor P.A Snape and this was seconded by Councillor C. Lea and the planning reasons and the very special circumstances to justify approval of the application within the Green Belt were given. Following a vote the motion was carried.

RESOLVED:

That the application be which was recommended for refusal be approved subject to the following conditions and reasons:

1. Notwithstanding the provisions within the General Permitted Development Order 2015, or any re-enactment or modification thereof, the building hereby approved shall only be used as a store for manure and in an ancillary manner to the existing use of the site for equestrian purposes. The building shall not be used for the storage of any other waste or materials without the prior written consent of the Local Planning Authority.

Reason:

In order to define the permission and ensure the satisfactory development of the application site.

2. 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.

3. No materials shall be used for the external surfaces of the development other than those specified on the application, except with the written approval of 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.

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

NEWTON-MID-01, NEWTON-MID-02 and supporting location plans received on 05.06.2015

Reason:

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

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

57. Application CH/15/0113, Residential development: erection of 219 dwellings (reserved matters: appearance, landscaping, layout and scale, in respect of planning permission CH/11/0395), land north of Limepit Lane and West of Pye Green Road, Cannock

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.34 – 6.63) of the Official Minutes of the Council.

The Development Control Manager updated the Committee as follows:-

The Landscape Officer had raised concerns regarding the lack of landscaping, poor design/layout but was recommending conditions be added should permission be granted.

He confirmed that:

Condition 5 – Regarding landscape maintenance was duplicating a condition on the outline condition. Therefore, was not required.

Condition 11 - to remove permitted development rights would be deleted in view of the Applicant's comments which outlined that a large number of properties have generous gardens and this condition goes against the spirit of permitted development rights.

Furthermore, in view of comments from the Council's Ecologist and Landscape Officer an additional condition would be added (should permission be granted) to ensure that all dwellings were provided with a bird box.

He confirmed that the front hedge was to be retained; only a small section of the hedge would be removed to allow for the proposed access.

A final clarification was that Paragraphs 4.24 -4.26 should be deleted as they duplicate paragraphs 4.10 – 4.12.

Prior to determination of the application representations were made by Richard Pitt (Barratts) – speaking in favour of the application.

Members raised concerns regarding the lack of highways infrastructure in place to support this development (and developments approved at Pye Green Valley). In particular, concern was raised regarding the increase in traffic that would be generated once the developments were complete. Members noted that, although the access had previously been approved and this application was for reserved matters only, they were of the opinion that Staffordshire County Council (Highways) should be made aware of the concerns that had been raised regarding the lack of highways infrastructure and the increase in traffic and that the County Council (Highways) be asked to give further consideration to this in the future.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

Each property shall include a bird box built into the fabric of the building. Provision shall be made to cater for a variety of bird species. Distributed appropriately throughout the site. The bird boxes shall be retained for the life of the development.

Reason:

To comply with Policy CP12 and to enhance the biodiversity and sustainability of the development.

(The Development Control Manager agreed to write to Staffordshire County Council (Highways) and send a copy to St. Modwen outlining the concerns raised by the Committee regarding the impact on the existing highways infrastructure and the increase in traffic that would arise from developments at Land West of Pye Green Road and Pye Green Valley. Additionally, he would request that an Officer from Staffordshire County Council (Highways) attend the Committee to address these concerns in respect of future planning applications on the site known as 'Land West of Pye Green Road').

58. Tree Preservation Order No. 2015/02 at Cannock Hospital, Brunswick Road, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.64 – 6.69) of the Official Minutes of the Council.

Prior to determination of the application representations were made by Ed Callaghan for the NHS who spoke against the Tree Preservation Order and Chris Garner (Cannock Chase Council Tree Protection Officer) who spoke in favour of the Tree Preservation Order.

RESOLVED:

The TPO No. 2015/02 be confirmed without modification.

The meeting closed at 5.25pm.

CHAIRMAN