

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 3 JUNE, 2015 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

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

Anslow, C.	Kraujalis, J.T.
Burnett, G.	Pearson, A.
Dean, A.	Snape, P.A.
Freeman, Miss M.	Sutherland, M.
Grocott, M.R.	Todd, Mrs. D.M.
Hardman, B.	

1. Apologies

Apologies for absence were received from Councillors F.W.C. Allen and A. Dudson.

Notification had been received that Councillor T.B. Johnson would be in attendance as the substitute for Councillor F.W.C. Allen. However, Councillor Johnson was not present at the meeting.

2. 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.	Application CH/15/0089, 21 Beaumont Way, Norton Canes, Cannock – Extension to front and side of existing double garage and office at front – Member knows the objector speaking at the meeting	Personal

- | | | |
|------------------|---|------------------|
| Kraujalis, J.T. | Application CH/15/0088, JP Alloys, Unit 3
Bennick Trading Estate, Union Street, Cannock –
retention of roller shutter door and chimney
stack – a letter of objection from the Chairman
of Bridgtown Parish Council (Eddie Smith) was
to be read out at the meeting and the Member
knows him | Personal |
| Preece, J. | Application CH/15/0089, 21 Beaumont
Way, Norton Canes, Cannock – Extension
to front and side of existing double garage
and office at first floor – Member declared
he had predetermined the application | Predetermination |
| Freeman, Miss M. | Application CH/15/0088 JP Alloys, Unit 3
Bennick Trading Estate, Union Street,
Cannock – retention of roller shutter door and
chimney stack – Member is a Member of
Bridgtown Parish Council | Personal |

3. Disclosure of lobbying of Members

Councillor J.T. Kraujalis declared he had been lobbied in respect of Application CH/15/0088, JP Alloys, Unit 3, Bennick Trading Estate, Union Street, Cannock – retention of roller shutter door and chimney stack.

4. Minutes

RESOLVED:

That the Minutes of the Meeting held on 13 May, 2015 be approved as a correct record.

5. Members' Requests for Site Visits

None.

6. Application CH/15/0083, 1 Juniper Close, Cannock, Single storey side extension

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.12 of the Official Minutes of the Council).

The Development Control Manager circulated the following update:-

“Since writing the report a further neighbour objection letter has been received objecting to the proposed extension on the following grounds (in summary):-

- Highway risk at junction of Hazel Drive and Juniper Close;
- Detrimental impact of proposed extension being opposite objectors dwelling;
- Detrimental impact on appearance and layout of area;
- Disturbance associated with building works”.

He confirmed that the recommendation as outlined in the report remained the same.

RESOLVED:

That the application, which was recommended for refusal, be approved subject to the following conditions:-

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. Prior to completion of the single storey side extension the additional parking area as indicated on Dwg.No.003 shall be provided with a porous bound material and dimensions of at least 2.4 x 5m for each space.

Reason: In order to comply with Paragraph 32 of the NPPF.

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

- Site Location Plan
- Existing Plan 001
- Existing Elevations 002

- Existing & Proposed Site Plan 003
- Proposed Plan 004
- Elevations 005 Rev C (Stamped Amended dated 9/6/15)

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

(Councillor J.T. Kraujalis requested that his name be recorded as having voted against this decision).

7. Application CH/15/0089, 21 Beaumont Way, Norton Canes, Cannock, Extension to front and side of existing double garage and office at first floor

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.13 – 6.26 of the Official Minutes of the Council).

Prior to consideration of the application Councillor J. Preece declared that he had predetermined the application. He then made representations to the Committee outlining his objection to the application and left the meeting whilst the application was determined.

Further representations were made by Mr. Frondigoun, an objector and Tara Warner, the applicant, speaking in favour of the application.

RESOLVED:

That the application be refused for the reasons outlined in the report.

8. Application CH/15/0088, JP Alloys, Unit 3, Bennick Trading Estate, Union Street, Cannock, Retention of roller shutter door and chimney stack

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.27 – 6.36 of the Official Minutes of the Council).

The Development Control Manager read out a letter of objection received from the Chairman of Bridgtown Parish Council, Eddie Smith.

Prior to consideration of the application, representations were made by Darren Gardner, the applicant, speaking in favour of the application.

RESOLVED:

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

Notwithstanding the approved plans, the security roller shutters shall be finished in a dark, powder coated colour. The roller shutter and associated boxing shall thereafter be retained and maintained for so long as the development remains in existence with any alterations to be first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure compliance with Local Plan Policy CP3.

9. Application CH/14/0440, 7 Hill Street, Hednesford, Cannock, Residential development:- erection of replacement dwelling (reserved matters of outline application CH/12/0278) (amended plans)

Consideration was given to the Report of the Development Control Manager (Item 6.37– 6.55 of the Official Minutes of the Council).

The Development Control Manager circulated that following update:-

“ Item 6.53 – Paragrah 4.14 – this paragraph is incorrect:

Delete *“The proposed dwelling will have no windows in the side elevation that would give rise to overlooking of the rear amenity area of No. 5”.*

Insert *“The amended proposed dwelling design includes a single side facing window. This would be obscure glazed and non-opening above 1.7m (secured by condition). As such, it will not result in overlooking or loss of privacy to the rear amenity area of No. 5”.*

Item 6.45 – update on neighbour consultation:

“...Although the roof apex is lower than the last plans I am still going to have an imposing brick wall right on the boundary, this is still going to greatly affect my light and be very imposing to the rear of my property. I suggest that the only way around this would be a similar property to the one behind which is a dormer bungalow; that is the only way to ensure I don't have a prison wall blocking my sunlight...”

He confirmed that the recommendation as outlined in the report remained the same.

Prior to consideration of the application representations were made by Adam Sherriff, the agent representing the applicant, speaking in favour of the application.

RESOLVED:

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

(The Development Control Manager advised that the applicant would be asked to provide amended plans showing the side facing window to be removed).

10. Application CH/15/0080, Former Parker Hannifin Valve Works, Walkmill Lane, Cannock, Residential development:- erection of up to 93 dwellings with associated parking, landscaping/public open space and access (all matters reserved except access)

The Development Control Manager advised that the application had been withdrawn from the Committee to allow the applicant to consider matters relating to Viability Assessment and Open Space provision.

11. Application CH/15/0001, 401-418 Cannock Road, Cannock, Residential development:- demolition of existing retail units and erection of 23 No. 2 bedroom houses and 11 No. 3 bedroom houses with associated access, parking and amenity areas

Consideration was given to the Report of the Development Control Manager (Item 6.82– 6.108 of the Official Minutes of the Council).

The Development Control Manager circulated the following update:-

“ Since writing the report a further two letters of objection have been received from the same neighbour, which in summary raise the following issues:-

Letter 1

- not given full 21 days on re-consultation (10 days were given);
- could not see plans on website;
- object to the style and layout – introduction of terraced housing and cul-de-sac not in keeping with surrounding area;
- detrimental impact to views from No. 38A;
- detrimental impact to wildlife;
- rented housing and younger residents would be introduced to the estate;
- timber boundary fence is not a sufficient boundary treatment for security or privacy between rear gardens of proposed houses and No. 38A.

Letter 2

- front garden and access road would be overlooked;
- bats are present within the buildings;
- concerned the POS will be built on in the future”.

The Development Control Manager addressed these concerns and confirmed that the recommendation outlined in the report remained the same.

Members raised concern regarding the reduced S106 contribution and asked that these concerns be noted.

RESOLVED:

- (i) That the applicant be requested to enter into a Section 106 Agreement under the Town and Country Planning Act, 1990 to secure a financial contribution of £7,514 for mitigation of the impact of the development on the Cannock Chase Special Area of Conservation (SAC), design and provision of on site Public Open Space, £18,570.20 commuted maintenance sum for on site Public Open Space and 100% affordable housing in perpetuity;
- (ii) That on completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

The meeting finished at 4.15pm.

CHAIRMAN