

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY, 19 JUNE, 2013 AT 4.10 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT: Councillors

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

Allen, F.W.C.	Rowley, J.
Ball, G.D.	Stretton, Mrs. P.Z
Davies, D.N.	Sutherland, M.
Fisher, P.	Todd, Mrs. D.M.
Freeman, Miss M.A.	Todd, R.J.
Pearson, A.	Whitehouse, Mrs. L.

(The commencement of the meeting was delayed slightly due to the training session which was held prior to the meeting. The Chairman thanked Councillor F.W.C. Allen for chairing the last meeting in her absence).

**8. Apologies**

No apologies for absence were received.

**9. Declarations of Interests of Members and Officers in Contracts and Other Matters and Restriction on Voting by Members**

The following Declarations of Interests were declared in addition to those already confirmed by Members in the Register of Members' Interests:-

<b>Member</b>	<b>Interest</b>	<b>Type</b>
Freeman, Miss M.A.	CH/13/0139, D & B Catering Services Ltd., 28-30 Longford Road, Cannock, Change of use from storage and distribution B8 to car restoration and repair B2 – Member is a Bridgtown Parish Councillor	Personal
Kraujalis, J.T.	CH/13/0139, D & B Catering Services Ltd., 28-30 Longford Road, Cannock, Change of use from storage and distribution B8 to car restoration and repair B2 – Member used to be a Bridgtown Parish Councillor	Personal

**10. Disclosure of lobbying of Members**

None disclosed.

**11. Minutes**

RESOLVED:

That the Minutes of the Meeting held on 29 May, 2013 be approved as a correct record.

**12. Members' requests for site visits**

There were no requests for site visits.

**13. Application CH/13/0096, 58 Market Street, Hednesford, Residential Development: change of use from shop storage and flat to three 2 bed flats with external alterations including replacement of first floor projecting window to north east elevation, insertion of dormer to front and rear roof and insertion of two windows in north west elevation**

Following a site visit by Members of the Committee consideration was given to the Report of the Development Control Manager (Enclosure 6.1 – 6.11 of the Official Minutes of the Council).

The Development Control Manager advised that with regard to the relevant planning policies listed in the report, policy H7 (Housing in Town and District Centres – Living over the shop) had been omitted from the report in error.

The Development Control Manager read out and explained Policy H7 to Members and highlighted the fact that the policy supports the principle of application CH/13/0096.

RESOLVED:

That the application be refused for the following reasons:

1. Parking provision for the flats is insufficient and would be likely to result in increasing pressure upon the centre's public parking provision. This would in turn reduce the amount of parking available within the centre and have an adverse impact upon the vitality and viability of the centre. The proposed development is therefore contrary to the Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport (Supplementary Planning Document).

2. The lack of a direct access to Market Street for the proposed flats would result in a poor level of amenity whereby the occupiers would have to walk a considerable distance to reach the facilities provided within the town centre. In addition, the proposal would result in poor outlook from windows to living rooms / kitchens to some of the proposed flats resulting in a poor residential environment. For the above reasons the proposed development would result in a poor quality environment for future occupiers contrary to the aims of Local Plan Policies B8, DCP6 and the NPPF.

**14. Application CH/13/0139, D & B Catering Services Ltd., 28-30 Longford Road, Cannock, Change of use from storage and distribution B8 to car restoration and repair B2.**

Following a site visit by Members of the Committee consideration was given to the Report of the Development Control Manager (Enclosure 6.12 – 6.23 of the Official Minutes of the Council).

Prior to consideration of the report representations were made by the Applicant's agent.

The Development Manager advised that on Enclosure 6.16 of the report Condition 2 states that the premises shall be open until 7.00pm on a Saturday. However, if Members were to grant the application he confirmed that the operating hours on a Saturday would be 7.00am to 1.00pm. Additionally should Members be minded to approve the application an additional condition would be added to control noise and vibration impact.

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:-

Before first occupation of the units hereby approved, a scheme for noise and vibration control shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include measures such as acoustic enclosures for air compressors and other means of reducing excess noise from the units. The scheme shall then be implemented and the measures retained for the life of the development.

Reason

To prevent any loss of amenity to neighbouring occupiers and to comply with Local Plan Policy E8: Development Outside Existing Industrial Areas.

(Councillors R. Todd and J.T. Kraujalis requested that their names be recorded as having voted against this application).

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CHAIRMAN

The meeting closed at 16.50pm.