

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY, 18 DECEMBER, 2013 AT 3.00 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.	Snape, P. (substituting for
Anslow, C.	Sutherland, M.)
Ball, G.D.	Stretton, Mrs. P.Z.
Fisher, P.	Todd, Mrs. D.
Freeman, Miss. M.A.	Todd, R.
Pearson, A.	Whitehouse, Mrs. L.
Rowley, J.	

**74. Apologies**

Apologies for absence were received from Councillors M.R. Grocott and M. Sutherland.

Councillor P. Snape was in attendance as substitute for Councillor M. Sutherland.

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

No further declarations were made in addition to those already confirmed by Members in the Register of Members Interests.

**76 Disclosure of lobbying of Members**

Nothing declared.

**77. Minutes**

RESOLVED:

That the Minutes of the Meeting held on 4 December, 2013 be approved as a correct record subject to Minute No. 69 being amended to clarify that Mr. Pincombe, who made representations on the application, was a supporter and not the applicant.

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

None

**79. Application CH/13/0267, Land bounded by the A460, Eastern Way and the A34 Walsall Road and A5 Watling Street, Cannock – Retail park comprising two A1 (non food) retail stores and two A3/A5 restaurants with associated access, parking, landscaping, outdoor seating and amenity space**

Consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.30 of the Official Minutes of the Council).

Prior to consideration on the application representations were made by Mr. D. Green (the agent).

The Development Control Manager circulated an update to the Committee, as follows:

**Highways Agency** – Holding objection has been removed and direction to attach the following conditions should the Committee be minded to approve the scheme:

1. Prior to occupation of the development hereby approved, the highways improvement known as the A5 Churchbridge Pinch Point Programme Improvement Scheme, as defined on drawings M9/1302013/DR/100/002 and M9/130201/3/DR/100/002, shall be completed and operational to traffic.
2. Prior to commencement of the development hereby approved, an update to the submitted transport assessment shall be prepared to the written satisfaction of the Highways Agency and submitted to the local planning authority.
3. The transport assessment update required under condition 2 above shall define the future traffic impacts of the development, on the A5 Strategic Road Network, including the junctions forming the A5 Churchbridge PPP Improvement Scheme. Its scope, detail and format, including the assessment year horizon, shall be agreed with the Highways Agency in writing.
4. In the event that the transport assessment update required under condition 2 demonstrates that the development has unacceptable impacts on the strategic road network, then any further requirements for traffic mitigation shall be agreed with the Highways Agency and implemented to the written satisfaction of the local planning authority prior to occupation of the development.
5. For each of the retail units hereby approved a Travel Plan shall be submitted and approved by the local planning authority in

consultation with the Highways Agency, prior to occupation of that unit. The Travel Plan shall, as a minimum incorporate the following matters:

- A staff modal shift target
- The methods to be employed to meet the above target
- The mechanisms for regular monitoring and review
- The penalties to be applied in the event the above targets are not met
- Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
- Mechanisms to secure variations to Travel Plan following monitoring and reviews.

6. Prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to the local planning authority and agreed in writing in consultation with the Highways Agency. The approved Plan shall be adhered to throughout the construction period and include the following details:

- Parking of vehicles for all site operatives and visitors
- Routes for construction traffic
- Hours of operation
- Methods for the prevention of mud being carried onto the highways
- Site layout including arrangements for site access, deliveries and internal circulation
- Pedestrian and cyclist protection

(Condition 1-6) Reasons: In the interests of highway / pedestrian safety and traffic management in accordance with the NPPF.

### **Staffordshire County Council Highways**

In general find proposals acceptable but still require a final “General Arrangement” Plan (a plan showing various components of the development, specifically in relation to highways works, access, parking etc). This General Arrangement Plan will then be subject to a Road Safety Audit (RSA), which may require some further minor alterations to the proposal.

The County Highways team are satisfied that the outstanding information is of a technical nature and should be resolved quickly. They have also requested that the provision of the General Arrangement Plan is not conditioned as the alterations may have wider implications on the access and crossing arrangements.

Paragraph 3.14 – Parking provision is actually 190 spaces not 197 as stated. A1 Units – 146 spaces.

Paragraph 4.19 – 190 not 197

Condition 3 – Recommend removal of Condition 3 as this is covered in

more detail by Condition 6

Bridgtown and Norton Canes Parish Councils – No comments received

Walsall Metropolitan Borough Council – requested a copy of the WYG report before commenting on the application. No comments received to date.

The Development Control Manager also outlined and commented on points made in a letter from Savills dated 16 December 2013, who were agents acting on behalf of the Linkway Retail Park.

He confirmed that it was recommended that the decision to approve the application be delegated to the Development Control Manager, subject to:

- a) The submission of a satisfactory General Arrangement Plan, which has been the subject of satisfactory Road Safety Audit;
- b) Any further conditions/informatives recommended by County Highways;
- c) The conditions, informatives and S106 requirement set out in the report.

RESOLVED:

- (i) That the decision to approve the application be delegated to the Development Control Manager, subject to:
  - a) The submission of a satisfactory General Arrangement Plan, which has been the subject of satisfactory Road Safety Audit;
  - b) Any further conditions/informatives recommended by County Highways;
- (ii) On completion of (i) above, 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 £75,000 towards town centre regeneration initiatives to mitigate impacts of the development on Cannock Town Centre;
- (iii) On completion of the Agreement the application be approved subject to the conditions and informatives contained in the report for the reasons stated therein, the removal of Condition 3 and to the following additional conditions:
  - 1. Prior to occupation of the development hereby approved, the highways improvement known as the A5 Churchbridge Pinch Point Programme Improvement Scheme, as defined on drawings M9/1302013/DR/100/002 and M9/130201/3/DR/100/002, shall be completed and operational to traffic.

2. Prior to commencement of the development hereby approved, an update to the submitted transport assessment shall be prepared to the written satisfaction of the Highways Agency and submitted to the local planning authority.
3. The transport assessment update required under condition 2 above shall define the future traffic impacts of the development, on the A5 Strategic Road Network, including the junctions forming the A5 Churchbridge PPP Improvement Scheme. Its scope, detail and format, including the assessment year horizon, shall be agreed with the Highways Agency in writing.
4. In the event that the transport assessment update required under condition 2 demonstrates that the development has unacceptable impacts on the strategic road network, then any further requirements for traffic mitigation shall be agreed with the Highways Agency and implemented to the written satisfaction of the local planning authority prior to occupation of the development.
5. For each of the retail units hereby approved a Travel Plan shall be submitted and approved by the local planning authority in consultation with the Highways Agency, prior to occupation of that unit. The Travel Plan shall, as a minimum incorporate the following matters:
  - A staff modal shift target
  - The methods to be employed to meet the above target
  - The mechanisms for regular monitoring and review
  - The penalties to be applied in the event the above targets are not met
  - Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter
  - Mechanisms to secure variations to Travel Plan following monitoring and reviews.
6. Prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to the local planning authority and agreed in writing in consultation with the Highways Agency. The approved Plan shall be adhered to throughout the construction period and include the following details:
  - Parking of vehicles for all site operatives and visitors
  - Routes for construction traffic
  - Hours of operation
  - Methods for the prevention of mud being carried onto the highways
  - Site layout including arrangements for site access, deliveries and internal circulation
  - Pedestrian and cyclist protection

(Condition 1-6) Reasons: In the interests of highway / pedestrian safety and traffic management in accordance with the NPPF.

**80. Application CH/13/0356, Former Edward Street Working Men’s Club, 101 Edward Street, Cannock – Residential development – erection of nine houses, with access off Edward Street and Redhill Road**

Consideration was given to the Report of the Development Control Manager (Item 6.31 – 6.44 of the Official Minutes of the Council).

The Development Control Manager advised that with regard to Paragraph 6.1 “rented” would be removed from the S106 contribution.

RESOLVED:

- (i) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure financial contribution towards (i) Education - £11,031 to provide 1 primary school place and (ii) a Cannock Chase SAC mitigation of £4050; also dwellings to be affordable in perpetuity;
- (ii) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

**81. Application CH/13/0355, Stile Cop Cemetery, Stile Cop Road, Rugeley – Extension of burial area incorporating new internal roads, footpaths, extension to existing car park, maintenance area and landscaping**

Consideration was given to the Report of the Development Control Manager (Item No. 6.45 – 6.56 of the Official Minutes of the Council).

The Development Control Manager circulated an update, as follows:

Changes to the proposed conditions:

Condition 4 – Drainage – Has been removed by Severn Trent as the run off water from the road will be drained into the surrounding landscape and not the mains sewers.

An additional highway condition has been added by Staffordshire County Council, as follows:

- 1. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access/access drive details indicating a minimum width of 5.5m have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be provided in accordance with approved details, be completed prior to first use, and shall thereafter be retained for the life of the development.

2. Notwithstanding any details shown on the approved plans no development shall be commenced until revised parking details clearly indicating the scope of proposed works have been submitted to and approved in writing by the Local Planning Authority. The parking area shall thereafter be provided in accordance with the approved details, be completed prior to first use, and shall thereafter be retained for the life of the development.

Reason: In order to comply with NPPF paragraph 32.

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:

1. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access/access drive details indicating a minimum width of 5.5m have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be provided in accordance with approved details, be completed prior to first use, and shall thereafter be retained for the life of the development.
2. Notwithstanding any details shown on the approved plans no development shall be commenced until revised parking details clearly indicating the scope of proposed works have been submitted to and approved in writing by the Local Planning Authority. The parking area shall thereafter be provided in accordance with the approved details, be completed prior to first use, and shall thereafter be retained for the life of the development.

Reason: In order to comply with NPPF paragraph 32.

The meeting finished at 3.30 pm.

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CHAIRMAN