

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 7 OCTOBER, 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)

Dean, A.	Hardman, B.
Dudson, Ms. M.	Kraujalis, J.T.
Foley, D.	Lea, C. (substituting for G. Burnett)
Gamble, B.	Pearson, A.
Grocott, M.R.	Snape, P.A.

**59. Apologies**

Apologies for absence were received from Councillors C. Anslow, G. Burnett, Miss M.A. Freeman and M. Sutherland.

Notification had been received that Councillor C. Lea would be in attendance as substitute for Councillor G. Burnett.

**60. 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.

**61. Disclosure of lobbying of Members**

Nothing was declared.

**62. Minutes**

RESOLVED:

That the Minutes of the meeting held on 16 September, 2015 be approved as a correct record and signed.

**63. Members' Requests for Site Visits**

None.

**64. Application CH/15/0296, Land adjacent to 61 Church Street, Rugeley, Proposed domestic dwelling**

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.17) of the Official Minutes of the Council.

The Development Control Manager provided the Committee with an update advising that the reason the application was on the agenda was due to a request being received for speakers on the application. However, both of these had since decided not to speak.

He further advised that Staffordshire County Council (Archaeologist) had no comments on the application. The Council's Conservation Officer had requested an additional condition be added should permission be granted to cover the rebuilding of the wall at the front of the property. The condition would specify that this wall was to be built before the property was occupied and retained for the life of the development.

He then advised that in the Local Plan all new residential schemes should include an element of affordable housing – for a site of between 1 and 15 dwellings this should be by way of a financial contribution for off-site provision. However, independent advice had been received with regards to the affordable housing contribution for this application which indicated that there would be a viability issue for single plot developments. He suggested that this contribution was therefore not pursued for this application and the recommendation be amended accordingly. It was clarified that the application would still be subject to a Community Infrastructure Levy (CIL) contribution.

A Member requested that an additional condition be added should permission be granted to ensure that the tiles and brickwork on the front of the new dwelling were in keeping with the properties in the area.

A Member questioned the issue regarding the affordable housing contribution and requested that the Development Control Manager clarify who had decided that the financial contribution towards affordable housing would not be pursued. He considered that it should be the Committee who should make this decision.

The Officer clarified that the independent advice that had been received had suggested that for single dwelling developments (such as this development) the affordable housing contribution may not be viable. This was the reason he was suggesting the affordable housing contribution no longer be pursued. However, he would accept the Committee's views on this should Members consider they wished to pursue a financial contribution towards affordable housing for this application. Following further discussion on this issue the Committee was of the view that the affordable housing contribution should not be pursued.

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:-

1. The approved brick wall along the Church Street frontage shall be completed prior to occupation of the dwelling and retained thereafter throughout the life of the development.

Reason:

In the interests of preserving and enhancing the character and appearance of the Church Street Conservation Area in accordance with Local Plan Policy CP15.

2. No part of the development hereby approved shall be commenced until details of the materials including samples to be used for the external surfaces have been submitted to and approved by 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.

The meeting closed at 3.25 pm.

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CHAIRMAN