

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 15 JULY, 2015 AT 3.05 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

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

Allen, F.W.C. Kraujalis, J.T.
Anslow, C.H. Lea, C. (substitute)
Dean, A. Pearson, A.
Grocott, M.R. Snape, P.A.
Hardman, B. Todd, Mrs. D.M.
Johnson, T.B.
(substitute)

18. Apologies

Apologies for absence were received from Councillor G. Burnett, A. Dudson, Miss M. Freeman and M. Sutherland.

Councillor C. Lea was in attendance as the substitute for Councillor G. Burnett and Councillor T.B. Johnson was in attendance as the substitute for Councillor Miss M. Freeman.

19. 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>
Preece, J.T.	Application CH/15/0003, extension to existing Cemetery, Land to rear of St. James Church, Church Road, Norton Canes – Member is the Chairman of Norton Canes Parish Council (who was the applicant)	Personal and Pecuniary

20. Disclosure of lobbying of Members

None.

21. Minutes

RESOLVED:

That the Minutes of the meeting held on 24 June, 2015, be approved as a correct record and signed.

22. Members' Requests for Site Visits

That a site visit be undertaken in respect of Application CH/15/0241, Dunford and Son, Brindley Heath Road, Hednesford: Skip Storage

Reason: To consider the impact on nearby residents and the effect on the highway

23. Application CH/14/0132, Re-submission of planning application CH/13/0270:- change of use from paddock to touring caravan site (for up to 10 caravans), The Smallholding, Kingsley Wood Road, Rugeley

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.15 of the Official Minutes of the Council).

The Development Control Manager provided Members with an update advising that the applicant had reduced the number of caravans from 30 to 10. The site plan at Item 6.1 was incorrect and only the rectangle of land closest to Kingsley Wood Road would now be used to site the caravans.

Prior to the determination of the application representations were made by the Applicant, Mrs. Turner, speaking in favour of the application.

RESOLVED:

- (A) That the application which was recommended for refusal be approved subject to the completion of a Section 106 Obligation to secure a financial contribution of £368 towards SAC mitigation for path improvements along the Kingsley Wood Road compartment of the Cannock Chase Special Area of Conservation (SAC);
- (B) On completion of the Agreement the application be approved for the following reasons:

Although the proposal is for a change of use in the Green Belt, in this instance the application site is already used for caravan parking therefore very special circumstances exist for allowing further caravans on the site. As such, proposal is considered to be accord with Cannock Chase Local Plan and NPPF.

and subject to the following conditions (being delegated to the Development Control Manager to determine):

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 number of caravans on the site shall be limited to a maximum of 10 at any one time. The caravans shall only be used for holiday and recreation purposes and not as persons main or sole place of residence.

Reason

In the interests of proper planning and to safeguard the amenity of the Green Belt and AONB in accordance with Local Plan Policies CP1, CP14 and the NPPF.

3. No part of the development hereby approved shall commence until a scheme for landscaping along the boundaries of the site has been submitted to and agreed in writing with the Local Planning Authority.

The approved landscaping scheme shall be carried out in the first planting and seeding season prior to the use hereby approved commencing. Thereafter the landscaping shall be maintained for the life of the development.

Reason

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

4. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

5. Before the development hereby commences a scheme to mitigate the impact of the proposed development on the Cannock Chase Special Area of Conservation shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the following details:

- (a) Confirmation of the maintenance of all boundary fences to restrict access of pedestrians and dogs from the site onto the adjacent heathland.

- (b) A leaflet for all visitors providing information on safeguarding the Cannock Chase Special Area of Conservation (SAC) and alternative sites to visit in the area.

Thereafter the approved mitigation shall be implemented for the life of the development.

Reason

In the interests of safeguarding the Cannock Chase Special Area of Conservation and in accordance with Local Plan Policy CP13 and the NPPF.

6. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No. PT2013/1001/2A;
 - Drawing No. PT2013/1001/1A.

Reason

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

Councillors F.W.C. Allen, J.T. Kraujalis and Mrs. D.M. Todd requested that their names be recorded as having voted against this decision.

24. Application CH/15/0003, Extension to existing cemetery, Land to the rear of St. James Church, Church Road, Norton Canes, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.16 – 6.37 of the Official Minutes of the Council).

The Development Control Manager provided an update advising that the Health and Safety Executive had now commented and had no objection to the development.

Prior to consideration of the application representations were made by Councillor J. Preece, Ward Councillor, speaking on behalf of Norton Canes Parish Council, who was in support of the application. Having declared a personal and pecuniary interest he made his representations and left the meeting whilst the application was determined.

Further representations were made by Mr. Wilkes, an objector, speaking against the application and Councillor Mrs. P.Z. Stretton, Parish Councillor for Norton Canes speaking in support of the application.

RESOLVED:

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

25. Application CH/15/0135, Residential development:- 3 no. 4 bedroom detached houses (reserved matters for outline application CH/11/0312), Land to the rear of Whitelodge, New Penkrige Road, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.38 – 6.50 of the Official Minutes of the Council).

The Development Control Manager advised that a neighbour had requested to speak but was unfortunately on holiday and unable to attend the meeting and had therefore sent an email. The Officer outlined the points raised in the email for Members information. Furthermore the Tree Officer had requested additional conditions be added should permission be granted.

RESOLVED:

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

- (a) No part of the development hereby approved shall commence or any actions likely to interfere with the biological function of the retained trees and hedges shall take place, until details for tree and hedge protection have been submitted to and approved by the Local Planning Authority. Details shall include the position and construction of all fencing and the care & maintenance of the trees & hedges within.

Reason

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

- (b) No part of the development hereby approved shall commence until details of the Special Surface Construction for the Access Roads, Drive Ways, Footpaths, Cycleways & Car Park Areas including method statement & timetable for construction of each element is to be submitted to and approved by the Local Planning Authority.

Reason

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

- (c) No part of the development shall commence until a programme detailing the phasing of work has been submitted to and approved by the Local Planning Authority. This shall include site clearance, arboricultural work, protective fencing, construction of access drive etc.

Reason

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

- (d) The works on site will be carried out in accordance with the approved programme of works unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

26. Application CH/15/0114, Increase in height of rear roof to create one additional working bay, 40a Longford Road, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.51 – 6.62 of the Official Minutes of the Council).

The Development Control Manager advised that the reason the application had been submitted to the Committee for determination was due to a neighbour who had requested to attend the meeting and make representations. However, the neighbour had decided not to attend the meeting.

RESOLVED:

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

The meeting closed at 4:15pm.

CHAIRMAN