

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 7 JANUARY, 2015 AT 3.15 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.	Freeman, Miss M.
Ball, G.D.	Pearson, A.
Bernard, J.D.	Snape, P.A.
Bottomer, B.	Todd, Mrs. D.M.
Dean, A.	Todd, R.
Fisher, P.A.	

92. Apologies

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

93. 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.

94. Disclosure of lobbying of Members

Nothing declared.

95. Minutes

RESOLVED:

That the Minutes of the Meeting held on 17 December, 2014 be approved as a correct record.

96. Members' Requests for Site Visits

Site visits were requested in respect of the following applications:-

CH/14/0447, Erection of 2 bedroom detached bungalow, 71 Gorsey Lane, Cannock

CH/14/0410, Change of use from non-residential institution (D1) to supported house for people who are abstinent from drugs and alcohol (D2), 91-93 High Green, Cannock

RESOLVED:

That site visits be undertaken in respect of the above two applications.

97. Application CH/14/0363, Construction of conservatory to existing outbuilding and conversion to living accommodation to be used as a granny annex – 63 Broadhurst Green, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.11 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mr. Kennedy, an objector and Mr. Reynolds, the applicant's agent.

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:-

" The landscape works shown on the landscape drawing which forms part of the approval shall be carried out in the first planting and seeding season following occupation of the buildings or the completion of the development whichever is the sooner.

Any 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."

98. Application CH/14/0097, Residential Development:- Demolition of existing house and erection of 14 No. 3 bedroom houses, land off Burgoyne Street, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.12 – 6.31 of the Official Minutes of the Council).

The Planning Projects Officer explained that the application had been deferred at the meeting on 5 November, 2014 to enable officers to speak with the developer regarding reviewing the viability assessment with a view to considering any scope for s106 financial contributions towards affordable housing. The applicant had offered to contribute £20,000 towards affordable housing in addition to the SAC mitigation contribution.

The Officer advised that the Government had now reviewed the policy guidance regarding S106 contributions and no contribution for affordable housing would be sought for developments of 10 or fewer dwellings.

RESOLVED:-

- (A) That 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 £20,000 towards affordable housing and £5,850 for SAC mitigation.
- (B) 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 3.30pm.

CHAIRMAN