

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 24 JUNE, 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.	Johnson, T.B. (substituting for
Burnett, G.	Pearson, A.)
Dean, A.	Kraujalis, J.T.
Dudson, A.	Snape, P.A.
Freeman, Miss M.	Sutherland, M.
Grocott, M.R.	Todd, Mrs. D.M.
Hardman, B.	

(The start of the meeting was delayed slightly due to the site visit).

**12. Apologies**

Apologies for absence were received from Councillors C.H. Anslow and A. Pearson.

Councillor T.B. Johnson was in attendance as the substitute for Councillor A. Pearson.

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

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

**14. Disclosure of lobbying of Members**

All Members declared that they had been lobbied in respect of Application CH/14/0452, Pentalver Cannock Limited, Pentalver Way, Cannock

**15. Minutes**

RESOLVED:

That the Minutes of the Meeting held on 3 June, 2015 be approved as a correct record.

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

RESOLVED:

That a site visit be undertaken in respect of CH/15/0175, Demolition of existing public house and the erection of a new building to provide a convenience store (A1) and small commercial unit (A1/A2) together with access, parking, servicing and associated works, Ascot Tavern, Longford Road, Cannock,

Reason: To assess whether the development is in character with the area and whether it would be a good amenity for residents in addition to assessing the parking.

**17. Application CH/14/0452, Pentalver Cannock Limited, Pentalver, Application to vary condition 2 and remove condition 3 of planning consent CH/06/0276, to provide design details for proposed rail head and associated works at an established container handling depot**

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.30 of the Official Minutes of the Council).

The Development Control Manager circulated the following update to Members:-

**Item 6.6 – amend Condition 4 to state:**

Notwithstanding the submitted details prior to the bringing into use of the railhead details shall be submitted to and approved in writing by the Local Planning Authority indicating adequate staff parking, turning and servicing including HGV parking and stacking areas within the site curtilage. The parking, turning and servicing areas shall thereafter be provided in accordance with the approved details prior to first use of the proposed facility and thereafter retained for the life of the development.

Reason: In order to comply with Paragraph 32 of the NPPF.

**Item 6.8 – amend condition 18 to state:**

The railhead development hereby approved shall not commence until the details of alterations to existing lighting and proposed new lighting have been submitted to and approved in writing by the Local Planning Authority. The details shall include a Lighting Impact Assessment with isolux diagram(s) to demonstrate that there will be no impact to nearby residents from glare or overspill.

Reason: To safeguard the amenities of the area and to ensure compliance with Policy CP3 of the Adopted Local Plan.

**Item 6.24 – Paragraph 5.22 – Council Ecologist response in respect of additional survey work and information submitted by the applicant is as follows:-**

*I am satisfied that the additional survey carried out by Thomson Ecology is sufficient to demonstrate the likely absence of great crested newt and reptile species. As such these species need not receive further consideration. However, the survey also confirmed that the existing pond is a feature of ecological importance and that it continues to support common toad and other amphibian species. As such this will need to be retained and measures put in place to ensure that any clearance work is supervised by an experienced ecologist.*

*I advise that the mitigation measures outlined in the ecology report should be secured by way of an appropriately worded condition. Subject to the imposition of such a condition I have no objection to the application.*

**Two Additional proposed conditions:-**

1. The recommendations and mitigation within the Preliminary Ecological Appraisal (December 2014) and the Reptile and Great Crested Newt Surveys (June 2015) prepared by Thomson Ecology shall be complied with in full. The mitigation measures shall thereafter be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of habitats and species in accordance with Policy CP12 of the Cannock Chase Adopted Local Plan and NPPF.

2. Prior to the commencement of the railhead development an assessment of the present condition of the existing landscape buffer area along the western boundary shall be submitted to and agreed in writing with the Local Planning Authority, the assessment shall include details of shrub and tree species, size, condition and growth, together with recommendations for any improvements to the landscape buffer for improved screening.

Reason: To safeguard the landscape character and visual amenity of the site and wider area in accordance with Policy CP14 of the Cannock Chase Local Plan and the NPPF.

He explained that on the site visit Members had queried what the distance was between the edge of the application site and the dwellings in Rumer Hill. He confirmed that there was 120 metres between the edge of the application site and the nearest dwellings in Rumer Hill.

Prior to consideration of the application representations were made by Chris Lawrenson (Pentalver) the Applicant and Nigel Abbott (Cluttons) speaking in support of the application.

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 measures/outcomes Travel Plan and a Travel Plan monitoring fee of £6,200;
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report and amended conditions for the reasons stated therein and to the following additional conditions:
  - 1. The recommendations and mitigation within the Preliminary Ecological Appraisal (December 2014) and the Reptile and Great Crested Newt Surveys (June 2015) prepared by Thomson Ecology shall be complied with in full. The mitigation measures shall thereafter be retained for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of habitats and species in accordance with Policy CP12 of the Cannock Chase Adopted Local Plan and NPPF.

- 2. Prior to the commencement of the railhead development an assessment of the present condition of the existing landscape buffer area along the western boundary shall be submitted to and agreed in writing with the Local Planning Authority, the assessment shall include details of shrub and tree species, size, condition and growth, together with recommendations for any improvements to the landscape buffer for improved screening.

Reason: To safeguard the landscape character and visual amenity of the site and wider area in accordance with Policy CP14 of the Cannock Chase Local Plan and the NPPF.

(Councillor J.T. Kraujalis requested his name be recorded as having abstained from voting on this application).

The meeting finished at 3.50pm.

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CHAIRMAN