

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 24 SEPTEMBER, 2014 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)

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|---------------|------------------|
| Allen, F.W.C. | Freeman, Miss M. |
| Anslow, C. | Grocott, M.R. |
| Ball, G.D. | Pearson, A. |
| Bernard, J.D. | Snape, P.A. |
| Bottomer, B. | Todd, Mrs. D.M. |
| Dean, A. | Todd, R. |
| Fisher, P.A. | |

(The commencement time of the meeting was delayed until 3.15pm due to the site visits running over).

48. Apologies

No apologies for absence were received.

49. 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:-

| Member | Interest | Type |
|-------------|---|------------------------|
| Dean, A. | Application CH/14/0208, 54 Chapel Street, Heath Hayes – Change of use to cattery - Members Aunt is objecting to the application | Personal and Pecuniary |
| Bernard, J. | Application CH/13/0431, 16 Truro Place, Cannock – Two storey side extension and single storey rear extension – Members wife, Councillor Mrs. A. Bernard, has submitted a letter to be read out at the meeting | Personal |
| Pearson, A. | Application CH/14/0184, Land west of Pye Green Road, Hednesford – Residential | Personal |

Development, erection of 127 dwellings with access off Pye Green Road; inc play area, landscaping and other associated works – Member is on Hednesford Town Council but has had no involvement with their observations on the application

Pearson, A. Application CH/14/0285, Land to rear of Asda, Surrey Close, Cannock – erection of 2 pairs of semi detached 2 bedroom bungalows – Member knows the objector speaking at the meeting Personal

50. Disclosure of lobbying of Members

Councillor A. Dean disclosed that he had been lobbied by residents in respect of Application CH/14/0208, 54 Chapel Street, Heath Hayes – Change of use to cattery.

51. Minutes

RESOLVED:

That the Minutes of the Meeting held on 13 August, 2014 be approved as a correct record.

52. Members' Requests for Site Visits

RESOLVED:

That a site visit be undertaken in respect of an extraction flue at JP Alloys Limited, Virage Park, Union Street, Bridgtown. (No planning application reference has been assigned to this application as officers are still awaiting further information to validate and register this application).

Reason: To assess the affect the extraction flue will have on the amenity of local residents

53. Application CH/14/0208, Change of use to cattery (sui-generis), 54 Chapel Street, Heath Hayes, 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 in support of the application were made by Mr. J. Reynolds, the applicant's agent.

Councillor A. Dean had declared a personal and pecuniary interest; he spoke against the application and then left the room whilst the application was determined and took no part in the decision making process.

RESOLVED:

That the application be approved subject to the conditions contained in the

report for the reasons stated therein.

54. Application CH/13/0431, Two storey side extension and single storey rear extension, 16 Truro Place, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.12 – 6.24 of the Official Minutes of the Council).

The Development Control Manager advised that the Ward Councillor, Councillor Mrs. A. Bernard was unable to attend the meeting but had submitted a letter in support of the application. This was read out for the benefit of the Committee along with the Landscaping Team's response to her letter.

Prior to consideration of the application representations in support of the application were made by Mr. J. Stewart, the applicant's agent.

RESOLVED:

- (A) That the application be approved subject to conditions.
- (B) That the conditions to be attached to the planning permission (and the reasons for these conditions) be delegated to the Development Control Manager.

(At this point in the proceedings the meeting adjourned for 5 minutes to allow Members a comfort break).

55. Application CH/14/0184, Residential development – erection of 127 dwellings with access off Pye Green Road; including play area, landscaping and other associated works, Land west of Pye Green Road, Hednesford

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.25 – 6.57 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with the following update which had been previously circulated:-

“Conditions –

- Condition 6 regarding the off-site highway works. This should be changed to be prior to occupation, rather than prior to commencement of development;

Additional Conditions:-

- Provision of a reptile mitigation and translocation plan to be submitted to and agreed by the Council prior to the commencement

of development. In addition to this a requirement for implementation;

- A landscape management plan detailing how the landscape areas not to be taken on by the Council will be maintained. Implementation of this plan;
- hours of construction;
- drawing numbers on conditions 3 & 4 to be updated in line with revised plans;

Informative –

- **Coal Authority**
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 01623 646 333. Further information is available on The Coal Authority website www.coal.decc.gov.uk
- Conditions 3 and 6 which relate to highway works will require the completion of a Road Safety Audit (RSA), this will also need to cover the relationship between the footpath/crossing/hedge to the front of the site.
- **Natural England**
Requirement to obtain appropriate licences in respect of protected species.

S106 requirement –

- Residential/Green travel plan and monitoring fee - £6300

Other comments/amendments –

The Coal Authority – no objection subject to an informative (see above).

- Council Ecologist – no objection subject to additional condition regarding reptile mitigation and translocation plan. The Council’s ecologist has advised that the applicant’s proposals to relocate the reptiles within the site are unacceptable. Therefore, an alternative location needs to be agreed, by condition (see above).
- There are two badger sets on the site that are likely to be affected by the proposal however as these are outlying sets it is unlikely that the works would result in a significant adverse impact on the badger social group and a sufficiently large foraging area would remain post development.
- Para 1.2 (enc 6.40) – typing errors – “was”, “taken” and “previous”
- Para 2.8 (enc 6.42) – add ‘Ecological Assessment’.
- Para 4.24 (enc 6.53) – states that comments from the Landscape team would be reported at committee. No formal comments have been received to date however through informal discussions the landscape officer has stated that the principle of the development is acceptable and on the whole they accept the layout of the scheme subject to a suitable landscaping plan and the inclusion of further conditions to future maintenance.
- Para 4.50 (enc. 6.56)
 - o £6300 for residential/green travel plan and monitoring fee.
 - o An agreed design for the play area, on-site open space and landscaping and commuted sum for the maintenance of these.

REVISED RECOMMENDATION:

Delegate to the Development Control Manager to finalise S106 requirements, conditions. Then upon completion of S106 to approve the application with conditions and informatives”.

He further advised that since preparing the report the applicant had reduced the number of dwellings from 127 to 125.

RESOLVED:

That the application be deferred to allow Officers the opportunity to discuss the application in more detail with the developer in view of the concerns expressed regarding the density and layout of the site.

56. Application CH/14/0285, Erection of 2 pairs of semi-detached 2 bedroom bungalows, Land to rear of Asda, Surrey Close, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.58 – 6.74 of the Official Minutes of the Council).

The Development Control Manager read out the following update which

had been previously circulated:-

“Paragraph 3.11 (Enclosure 6.71) - update regarding impact on existing trees adjacent to proposed plot 4 - The applicant has amended the proposed layout to remove the pathway adjacent to the trees. The Tree Officer has advised that further information is required to consider the impact of the development on these trees. Consequently, Officers recommend that the application be approved subject to conditions requiring and Arboriculture Method Statement and Tree Protection Details”.

Prior to consideration of the application representations were made by an objector, Mr. Wilkes.

RESOLVED:

That the application be deferred to enable officers to further consider the impact of the proposed four dwellings over and above the previous scheme for three dwellings, which was recommended for approval, subject to the completion of a S106 Agreement and conditions.

57. Department for Communities and Local Government – Technical Consultation on Planning 2014

Consideration was given to the Report of the Development Control Manager (Item 6.75 – 6.86 of the Official Minutes of the Council).

RESOLVED:

That the consultation and the recommended responses as detailed within the report be approved and sent to the DCLG.

The meeting closed at 5.40pm.

CHAIRMAN