

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 30 JANUARY 2013 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
 Councillors

Cartwright, Mrs. S. (Vice-Chairman)
 Kraujalis, J.T. (Vice-Chairman)

Allen, F.W.C.	Sutherland, M.
Fisher, P.	Todd, Mrs. D.M.
Morgan, C.W.J.	Todd, R.
Pearson, A.	Whitehouse, Mrs. L.
Stretton, Mrs. P.Z.	

(Prior to the commencement of the meeting the Chairman advised that she had agreed to the order of the agenda being amended).

248. Apologies

Apologies for absence were received from Councillors D.N. Davies, Miss M.P. Freeman and J.R. Rowley.

Councillor D.N. Davies had advised that Councillor R. Jones would be attending the Committee as his substitute. However, Councillor Jones was not in attendance.

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

The following Declarations of Interests were made in addition to those already confirmed by Members in the Register of Members' Interests:

Member/Officer	Interest	Type
Stretton, Mrs. P.Z.	CH/12/403 Durapipes Glynwed Plastic Ltd., Change of use from General Industrial to Distribution, Walsall Road, Norton Canes Cannock – Member lives opposite the application site	Personal and Pecuniary
Heminsley, J.	CH/12/0421 First floor side extension, 20 Talbot Street, Rugeley - Officer lives in Talbot Street	Personal and Pecuniary

250. Disclosure of lobbying of Members

Councillor Pearson and Councillor Mrs. P.Z. Stretton declared that they had been lobbied in respect of Application CH/12/0406, Residential development, Land adjacent to the Hazelslade, Rugeley Road, Cannock.

Councillor Mrs. P.Z. Stretton also declared that she had been lobbied in respect of Application CH/12/403, Change of use from General Industrial and Distribution, Durapipes Glynwed Plastic Ltd., Walsall Road, Norton Canes, Cannock

251. Minutes

RESOLVED:

That the Minutes of the Meeting held on 9 January 2013 be approved as a correct record.

252. Members' requests for site visits

There were no requests for site visits.

253. Application CH/12/0403, Change of use from General Industry (B2) to storage and distribution (B8) and minor alterations to access on front and rear elevations, Durapipes Glynwed Plastic Ltd., Walsall Road, Norton Canes, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.1 – 6.10 of the Official Minutes of the Council).

The Development Manager circulated an update to the Committee. The update was as follows:

1. The conditions need to include the following informatives:

County Highways Informative, as set out below:

*The access alterations shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works information pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email nmu@staffordshire.gov.uk).
<http://staffordshire.gov.uk/transport/staffshighways/licences>*

Environmental Health

Applicant should comply with the relevant Health and Safety legislation, under the Health and Safety at Work Act 1974 and mindful of the UKLPG Code of Practice 7, "Storage of full and empty LPG cylinders and cartridges" when setting up the LPG storage area.

2. Since writing the report further comments have been received, as summarised below:-

Council's Landscape Officer

- No objection to the change of land use;
 - Objection due to unfavourable impact of opening of the entrance to properties. Also state that the objection maybe removed subject to a suitable landscape scheme being submitted to protect amenity of properties.
3. The applicant has also provided some additional information, as set out below:

HGV movements – as per the transport statement there will be about 5 HGV deliveries and 5 HGV despatches plus about 5 incoming flatbed deliveries per day, usually fewer on Saturday

On site HGV storage – up to 1 cab and 2 trailers

Staff Numbers – 15 staff plus 1 or 2 visitors, fewer on Saturdays. No customers.

Items to be stored on site: Vehicle cleaning products and accessories, e.g. truckwashes, wheel cleaner, car shampoo, polishes, car dressings, sponges, paper, pressure washer parts, etc. Aerosols, e.g. air freshener, in quantities not requiring hazardous substances consent.

Need to widen access: As a consequence of concerns raised at pre-planning consultation with County Highways.

We commissioned a transport report from Infrastructure Design and Planning Limited, which included a HGV swept path analysis confirming that the access point should be widened to provide safe access to and from the site. This was therefore included in our plans.

Why isn't the rear access point being utilised? There is no rear access point. Some confusion may have arisen due to discussion by Highways of the secondary entrance. By this they mean the car entrance to the front of the site which was not being used by Durapipe. We propose to re-open this entrance to separate car and HGV movements as much as possible for safety reasons.

State that the required parking in accordance with the Council's maximum

standards is greater than what they require.

Finally, the applicant has also stated that restriction on external storage would be extremely prohibitive for the company and therefore, they suggest that a condition is proposed to agree the areas and heights of storage.

He explained that the Officer recommendation remains as set out in the report, subject to the addition of a condition requiring additional landscaping along the frontage; amended condition for external storage details and the recommended informatives.

Councillor Mrs. P.Z. Stretton had declared a personal and pecuniary interest and would leave the meeting during consideration of the application and take no part in the decision making process. However, she had indicated that she wished to make representations in respect of the application prior to leaving the meeting.

Representations were then made by Councillor Mrs. P.Z. Stretton. Following this she then left the room whilst the Committee considered the application.

RESOLVED:

That the application be deferred to enable Officers to liaise with Staffordshire County Council Highways regarding the concerns that had been raised.

254. Application CH/12/0406, Residential development – erection of 3 terrace houses with access from Cannock Wood Street (outline including access, appearance, layout and scale), Land adjacent to the Hazelslade, Rugeley Road, Hazel Slade, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.11 – 6.24 of the Official Minutes of the Council).

The Development Services Manger circulated an update to the Committee. The update was as follows:

Since writing the report further responses have been received:

1. Late email of objection and letter has been received from two residents in Blackthorn Crescent, which is summarised below:
 - The location description was misleading as there is no reference to Cannock Wood Street where the addresses of the houses will be (Officers consider the application description to be acceptable. Notwithstanding this, for further clarification the site notice was amended).
 - The development will mean additional hazards in Cannock Wood Street as access to the houses clashes with the school traffic and parents parking. (Addressed in the report).
 - We have visited the website but have been unable to view the plans,

we believe that car access for the new houses will be at the rear, this may cause extra noise due to car door slamming. (Officers are not aware of any problems with accessing planning applications on-line; concerns over impact on amenity are addressed in the report).

- We are also unsure regarding if we will be overlooked, or affect the natural sunlight. (Addressed in report).
- We have been informed that the Public House intends to have a beer garden at the rear of the pub; this will mean added noise and possible bad language that we do not want to hear when in our own garden. (All areas of the existing pub, can be used in connection with the pub use).
- We have recently had to spend over £600 on a new fence that adjoins the pub car park. The responsibility for this fence is with the brewery, but they neglected the fence, which was not touched or maintained for over 20 years. The brewery had no intentions of replacing the fence – our neighbour at no. 5 has also replaced his section of the fence at his own expense. (This is a civil matter between the neighbours and the owners of the site).
- We believe that we have not really had a chance to voice our concerns due to the misleading letter, but we hope that our concerns will be addressed.
- We have never had any issues in the past, we believe that the brewery is taking the chance to make a quick buck, with little or no thought for the effects on the people living in the village, with the loss of more green land. (The principle of the development has been considered within the report).

2. Council's Landscape Officer

Strong objection:

- Relocation of car park and hard standing has brought the development into conflict with retained trees. However, has suggested that if Committee are minded to approve this application the following additional conditions are recommended:

- E2 Tree and Hedge Protection Details
- E3 Tree and Hedge Protection Implementation Dwg. No. required
- E4 Special Surface Construction – Tree/Hedge Protection
- E5 Special Surface Construction – Implementation
- E10 Landscape Details required
- E12 Landscape Implementation Dwg. No. required
- E15 Landscape Maintenance

He advised that officers consider that the amended layout would not impact on the one significant retained tree. Furthermore, “landscaping” was a reserved matter therefore no landscaping conditions are required for this outline planning permission. Officer recommendation remained as set out in the report.

Prior to consideration of the application representations were made by an

objector.

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. No development shall commence until a scheme for the proposed boundary treatments has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the provision of a brick wall along the rear of the application site adjacent with the side boundary of No. 13 Blackthorn Crescent. Thereafter, the boundary treatments shall be implemented in accordance with the approved details and retained for the life of the development hereby approved.

Reason: In the interests of the amenity of neighbours and the visual amenity of the wider area. In accordance with Local Plan Policy B8.

2. No development shall commence until a Construction Management Plan has been submitted to and agreed in writing with the Local Planning Authority. The Construction Management Plan shall include:
 - a) A plan showing storage areas for plant and building materials to be used in the construction of the development;
 - b) A plan showing the access / parking areas for vehicles of site operatives, visitors and deliveries to the site for the duration of the construction period;
 - c) Arrangements for loading and unloading of plant and materials. Thereafter the development shall be undertaken in accordance with the requirements of the Construction Management Plan.

Reason: In the interests of the amenity of neighbours and highway safety in accordance with Local Plan Policy B8.

Members also requested that Officers contact County Highways to look into the provision of Traffic Regulation Orders along Cannock Wood Street to resolve issues regarding on street parking.

255. Application CH/12/0396, Residential development, erection of a two bedroom detached bungalow to the rear of 169 Pye Green Road with access from Alcott Close (resubmission of CH/11/0410) 169 Pye Green Road, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.25 – 6.37 of the Official Minutes of the Council).

The Development Manager explained that there was an error in the report on Enclosure 6.37, paragraph 4.1. It should read recommendation to “refuse”

instead of “approve”.

RESOLVED:

That the application be refused for the reasons outlined in the report.

256. Application CH/12/0324, Retention of Perimeter Fence, Silver Trees Holiday Park, Stafford Brook Road, Rugeley

The Chairman reported that the application had been withdrawn.

257. Application CH/12/0424, Resubmission of CH/12/0176 for the erection of five 1 bedroom flats in a two storey building, one 1 bedroom bungalow and one 2 bedroom resource flat, with associated landscaping, parking and access, Former garage court, Woodside Place, Cannock

Consideration was given to the Report of the Development Manager (Enclosure 6.75 – 6.87 of the Official Minutes of the Council).

The Development Manager circulated an update which explained that the conditions need to include the following informative:

County Council Informative, as set out below:

The dropped crossing to the site shall be constructed in accordance with the submitted drawing No. 11/0190/103A. Please note that prior to the access being constructed you require Section 184 Notice of approval from Staffordshire County Council. The link below provides a further link to “vehicle dropped crossings”. Please complete and send to the address indicated on the application form which is Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email nmu@staffordshire.gov.uk). <http://Staffordshire.gov.uk/transport/staffshighways/licences>.

Prior to consideration of the application representations were made by two objectors. The Development Manager read out a statement on behalf of the applicant supporting the application and explaining that the concerns raised by the Committee on the previous application had been addressed.

The Planning Projects Manager clarified the reasons for refusal of the previous application which were due to the design and impact on neighbours.

RESOLVED:

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

258. Application CH/12/0421, First floor side extension and relocation of door from front elevation to side elevation, 20Talbot Street, Rugeley

Having declared a personal and pecuniary interest, the Planning Projects

Officer left the meeting during consideration of the application and took no part in the decision making process.

Consideration was given to the Report of the Development Manager (Enclosure 6.48 – 6.57 of the Official Minutes of the Council).

The Development Manager advised that the drawing contained in the report incorrectly showed a kitchen on the first floor. The correct drawing was shown to Members at the meeting.

RESOLVED:

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

259. Application CH/12/0409, Re-submission of CH/12/0180, Reconfiguration of existing bungalow (26 West Butts Road) including part demolition to create 1 No. 4 bedroom dormer bungalow, and erection of 1 No. 4 bedroom detached dormer bungalow, 26 West Butts Road, Rugeley

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

The Development Manager circulated an update to the Committee which advised that following the writing of the report a further response had been received from the Council's Landscape Officer, as set out below:

Objection due to lack of sufficient details. However, have suggested the following landscape conditions, if Committee is minded to approve the application:

- E3 Tree and Hedge Protection Implementation – Dwg. No. required
- E4 Special Surface Construction – Tree/Hedge Protection
- E5 Special Surface Construction – Implementation
- E10 Landscape Details Required Dwg. No. required
- E15 Landscape Maintenance

He advised that the Officer recommendations remained as set out in the report, subject to the additional conditions in respect of landscaping.

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. Prior to the commencement of any construction or site preparation works including any actions likely to interfere with the biological function of the retained trees and hedges, approved protective fencing shall be erected in the positions shown on the approved Tree & Hedge Protection layout drawing pursuant to Condition 7 above shall be erected to the approved layout.

Within the enclosed area known as the Tree Protection Zone, no work will be permitted without the written consent of the Local Planning Authority. No storage of material, equipment or vehicles will be permitted within this zone. Service routes will not be permitted to cross the Tree Protection Zones unless written consent of the Local Planning Authority is obtained. The Tree Protection Zone will be maintained intact and the vegetation within maintained until the cessation of all construction works or until the Local Planning Authority gives written consent for variation.

Reason: To ensure the retention and protection of the existing vegetation which makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

2. 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 B8, C8 and C15.

3. The Special Surface Construction for the Access Roads, Drive Ways, Footpaths, Cycleways & Car Park Areas pursuant to Condition 9 above shall be implemented in accordance with the approved details including method statement & timetable, 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 amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

4. No part of the development hereby approved shall commence until a scheme detailing the external environment-landscape, including planting, fencing, walls, surface treatment & construction details for the site has been submitted to and approved by the Local Planning Authority. The details shall be in the form as specified in Annex C of the Supplementary Planning Guidance 'Trees, Landscape and Development'.

Reason: In the interest of visual amenity of the area and in accordance with Local Plan Policies B8, C8 and C15.

5. 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 interests of visual amenity of the area. In accordance

with Local Plan Policies B8, C8 and C15.

CHAIRMAN

The meeting closed at 4.15 p.m.