

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 11 NOVEMBER, 2015 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT:  
Councillors

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

Burnett, G.	Hardman, B.
Dean, A.	Kraujalis, J.T.
Dudson, Ms. M.	Lea, C.I. (substituting for
Foley, D.	Anslow, C.)
Freeman, Miss M.A.	Pearson, A.
Gamble, B.	Snape, P.A.
Grocott, M.R.	

**75. Apologies**

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

Notification had been received that Councillor C.I. Lea would be in attendance as substitute for Councillor C. Anslow.

**76. 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.

**77. Disclosure of lobbying of Members**

No disclosures were made.

**78. Minutes**

RESOLVED:

That the Minutes of the meeting held on 28 October, 2015 be approved as a correct record and signed.

## **79. Members' Requests for Site Visits**

RESOLVED:

That a site visit be undertaken in respect of Application CH/15/0048, Mill Green Designer outlet Village development, Mill Green, Eastern Way, Cannock

REASON:- to consider the impact of the proposed development on the surrounding area.

(Prior to consideration of the applications Councillor M.R. Grocott asked Officers to ensure that where an application has an update from the Development Control Manager this be given prior to any speakers making their representations).

## **80. Application CH/15/0147, Removal of condition 3 of planning consent CH/05/0162 to allow for the use of the existing manege and stables by persons other than the Applicant, Brackendale, Penkridge Bank Road, Rugeley**

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.8 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Rob Duncan on behalf of the applicant.

RESOLVED:

That the application, which was recommended for approval, be refused for the following reasons:-

The application has failed to demonstrate adequate vehicular visibility from the access track onto Penkridge Bank Road for any intensification of vehicle movements.

## **81. Application CH/15/0376, Residential development:- Erection of a 2 bedroom detached house (resubmission of refused application CH/15/0207), 23b, 23c & 23d, Hardie Avenue, Rugeley**

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.9 – 6.25 of the Official Minutes of the Council).

The Development Control Manager provided the following update:-

Item 6.16 – Planning history:

CH/13/0234 – was recommended for approval by Planning Control Committee on 11 September 2013, subject to a S106 to:

- a) Provide and remediate land for use as Green Space Network in lieu of the loss of Green Space Network as a consequence of the proposed development;
- b) Special Area of Conservation mitigation contribution of £450 for the

increase of one net dwelling.

The Officer then went through the background to the application and also advised that the applicant had offered to bring the plot forward by 1 metre so as to provide a larger back garden. He commented that the Committee had the option of deferring the application to allow officers to discuss this further with the applicant. He also explained that a plan had been included within the report showing the details of the proposed land swap.

Prior to consideration of the application representations were made by David Hyden, an objector and Mike Pope, the Agent.

RESOLVED:

That the application, which was recommended for approval, be refused for the following reasons:-

The proposed layout would constitute 'over-development' of the application site, which results in the proposed dwelling having a very limited rear garden area to the detriment of the amenity of future occupiers of the proposed dwelling. Therefore the proposal represents poor design / layout; contrary to the aims of Local Plan Policy CP3 and the NPPF.

**82. Application CH/14/0305, Residential development:- Erection of a two storey rear extension to create 2 no. 1 bedroom flats in addition to existing flats (amended description), 58 North Street, Cannock**

Following a site visit consideration was given to the Report of the Development Control Manager (Item 6.26 – 6.40 of the Official Minutes of the Council).

Prior to consideration of the application a representation was made by Ron Oliver, Agent.

RESOLVED:

That:

(A) 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 towards affordable housing based on the formula contained in the report;

(B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

**83. Application CH/15/0345, Proposed change of use from agriculture to the keeping of horses for recreational use and proposed erection of stable block, Land adjacent Holly Hill Road, Cannock Wood, Rugeley**

Consideration was given to the Report of the Development Control Manager (Item 6.41 – 6.53 of the Official Minutes of the Council).

The Development Control Manager advised that this report had been withdrawn as the Applicant had accepted the planning permission previously approved by the Planning Control Committee.

**84. TPO No. 2015/04 - Proposed Tree Preservation Order at the Pied Piper, Pye Green Road, Cannock**

Consideration was given to the Report of the Development Control Manager (Item 5.54 – 6.59 of the Official Minutes of the Council).

Members requested that a landscape scheme be included in the planning application for the site when it was considered by the Planning Control Committee. The Tree Protection Officer confirmed that he would ensure this was included within the planning application.

RESOLVED:

That TPO No. 2015/04 be confirmed without modification.

The meeting closed at 4.40 pm.

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CHAIRMAN