

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 22 APRIL, 2015 AT 3.00 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.A.
Ball, G.D.	Pearson, A.
Bernard, J.D.	Snape, P.A.
Bottomer, B.	Todd, Mrs. D.M.
Dean, A.	Todd, R.
Fisher, P.A.	

133. Apologies

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

134. 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.

135. Disclosure of lobbying of Members

The following disclosures of lobbying were made:

- (i) Application CH/13/0323, Land off Lakeside Boulevard, Bridgtown Cannock – Residential development: Erection of 111 dwellings, public house/restaurant and provision of public open space (outline all matters reserved) (amended plans) – All Members
- (ii) Application CH/14/0293, Former Ultra Electronics site, Main Road, Rugeley – residential development: Erection of up to 120 dwellings (outline with access only) - Councillor P.A. Fisher

136. Minutes

RESOLVED:

That the Minutes of the Meeting held on 1 April, 2015 be approved as a correct record.

137. Members' Requests for Site Visits

RESOLVED:

At the request of Councillor J.T. Kraujalis it was agreed that a site visit be undertaken in respect of Application CH/15/0088 – JP Alloys, Unit 3 Union Street, Bridgtown, Retention of roller shutter and chimney stack.

Reason: to assess the impact of the development on the environment/character of the road.

138. Application CH/14/0293, Former Ultra Electronics Site, Main Road/Armitage Road, Brereton – Residential Development, Erection of up to 120 dwellings (outline with access specified)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.15 of the Official Minutes of the Council).

The Development Control Manager circulated the following update to the Committee:

- The access had been relocated as per Layout Drawing (14-1961-001 Rev B) (Members were shown the revised drawing)
- No comments received from Staffordshire County Highways, therefore, approval is subject to satisfactory comments being received and any proposed conditions, informatives and s106 requirements they may request
- Additional conditions proposed in respect of:-
 - i) details of SuDS (sustainable drainage)
 - ii) Construction Management Plan
 - iii) Control over days and hours of construction

Prior to consideration of the application representations were made by Andy McMullan (Knight Frank), in support of the application.

RESOLVED:

- (A) That the applicant be requested to enter in to an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure 10% affordable housing (11 units in a development of 107), a financial contribution of £23,647 for mitigation of the impact of the development on the SAC, provision of on-site space and a financial contribution of £291,875 towards education and open space (split 50/50);

- (B) On completion of the Agreement the application be approved subject to (i) the conditions contained in the report for the reasons stated therein and to the following additional conditions in respect of:

- details of SuDS (sustainable drainage)
- Construction Management Plan
- Control over days and hours of construction

and (ii) satisfactory comments being received from Staffordshire County Highways and any proposed conditions, informatives and s106 requirements they may request.

(The Development Control Manager agreed to write to the applicant to advise of the concerns raised regarding the condition of the site).

139. Application CH/15/0025, Court Bank Farm, Slang Lane, Rugeley – Demolition of existing buildings and construction of larger replacement equestrian building for stabling (6 horses) and storage of hay and bedding materials, creation of midden and alterations to site levels (amended proposal)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.16– 6.31 of the Official Minutes of the Council).

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

- Since writing the report the following further correspondence has been received:-
 - Letter of objection, which states:-
 - impact on surrounding area and lack of need;
 - proposals at Court Bank Farm to expand applicants antiques business (not part of the proposed plans, but rumoured);
 - damage to roads and services from vehicles accessing site;
 - creation of new road between application site and antique business, which has been a major disturbance to property owners in local area;
 - premises an eyesore when walking from top of Hayfield Hill to Nunswell Park;
 - number of heavy trucks swinging around local roads hazardous to children.

Environmental Health comments: - suggest hours condition in respect of use based on recent complaints (Officers do not support this suggested condition).

RESOLVED:

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

140. Application CH/15/0001, 410 – 418 Cannock Road, Cannock – Residential development:- demolition of existing retail units and erection of 19 No. 2 bedroom houses and 11 No. 3 bedroom houses with associated access, parking and amenity areas (amended plans)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.32– 6.57 of the Official Minutes of the Council).

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

- The description contained in the report should be amended as the scheme was amended to provide an additional 4 dwellings (34 instead of 30);
- Additional conditions proposed in respect of:-
 - (i) Details of SuDS (Sustainable drainage)
 - (ii) Construction Management Plan
- Within 3 months of the date of this decision the existing buildings on the site shall be demolished and the site cleared of all resulting waste and debris, unless otherwise agreed in writing with the Local Planning Authority
Reason: In the interests of neighbouring amenity
- No demolition or construction works shall be undertaken in association with the development hereby approved outside the hours of 8:00hrs and 16:00hrs Monday to Friday, 8.00hrs and 13:00hrs on Saturdays and at no time Sundays, Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority
Reason: In the interests of the amenity of nearby neighbours. In accordance with Policy CP3 of the Cannock Chase Local Plan and the NPPF
- The development hereby permitted shall not be occupied until the ground gas protection measures to be installed are submitted to and approved by the Local Planning Authority. An independent validation certificate shall be submitted to the Council prior to first occupation
Reason: In order to enable the development to proceed in a safe environment and to protect the health and safety of its occupiers and to ensure compliance with Local Plan Policy CP3 and the NPPF.
- Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority detailing that the living room and bedroom standards achieved shall comply with those set out in BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings paragraph 7.72 Table 4
Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties

- Full details of window and door design including the depth of the windows within their openings shall be submitted to and approved in writing prior to the commencement of development

Reason: In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

RESOLVED:

(A) That the applicant be requested to enter in to an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure a financial contribution of £77,217 towards education, £7480 for mitigation of the impact of the development on the SAC, a commuted maintenance sum for the Public Open Space (TBC), the adoption of the Public Open Space and 100% affordable housing to be provided in perpetuity;

(B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional conditions:-

- The description contained in the report should be amended as the scheme was amended to provide an additional 4 dwellings (34 instead of 30);

- Additional conditions proposed in respect of:-

(i) Details of SuDS (Sustainable drainage)

(ii) Construction Management Plan

- Within 3 months of the date of this decision the existing buildings on the site shall be demolished and the site cleared of all resulting waste and debris, unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of neighbouring amenity

- No demolition or construction works shall be undertaken in association with the development hereby approved outside the hours of 8:00hrs and 16:00hrs Monday to Friday, 8.00hrs and 13:00hrs on Saturdays and at no time Sundays, Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority

Reason: In the interests of the amenity of nearby neighbours. In accordance with Policy CP3 of the Cannock Chase Local Plan and the NPPF

- The development hereby permitted shall not be occupied until the ground gas protection measures to be installed are submitted to and approved by the Local Planning Authority. An independent validation certificate shall be submitted to the Council prior to first occupation

Reason: In order to enable the development to proceed in a safe environment and to protect the health and safety of its occupiers and to ensure compliance with Local Plan Policy CP3 and the NPPF.

- Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority detailing that the living room and bedroom standards achieved shall comply with those set out in BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings paragraph 7.72 Table 4
Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties
- Full details of window and door design including the depth of the windows within their openings shall be submitted to and approved in writing prior to the commencement of development
Reason: In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

141. Application CH/13/0323, Land off Lakeside Boulevard, Bridgtown, Cannock – Residential Development: Erection of 111 dwellings, public house/restaurant and provision of public open space (outline all matters reserved)

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.58– 6.88 of the Official Minutes of the Council).

The Development Control Manager outlined the following errors in the report:-

Enclosure 6.67, paragraph 2.1 – replace the line “as such, this planning permission is essentially the principle of developing the site for a predominantly residential scheme” with “as such, this planning permission is essentially establishing the principle of developing the site for a predominantly residential scheme”

Enclosure 6.80, paragraph 5.15 – replace the words “vehicle repair related” with “industrial uses”

He then circulated the following update to the Committee:-

- Further letter had been received, not objecting in principle, but, request that consideration be given to impact of traffic and highway safety;
- Network Rail – ownership: Through the application form the applicant has confirmed that they own the land. Any land dispute between the applicant and a third party would be a civil matter;
- Additional conditions proposed in respect of:
 - (i) Details of SuDS (Sustainable Drainage);
 - (ii) Construction Management Plan;
 - (iii) County Highways Conditions, informative and requirement for Travel Plan;
 - (iv) S106 Contributions of £6200 towards Travel Plan Monitoring;
 - (v) Environment Agency conditions and informatives:-

- Further investigation works in regards to ground gases, site contamination and the re-use of materials and waste should be undertaken as per the recommendations in Section 6.2.6, 9.1.2 and 9.2.2 of the RSK Phase 1 and 2 Geo-environmental site investigation, ref 312771 -01 (00), dated October 2014. Based upon the outcomes a gas protection scheme to protect against volatile vapours as well as good gases and a site remediation plan shall be submitted for prior approval and agreed works undertaken in full prior to any occupancy of the development. All works shall be fully validated and reported to the LPA.
- Finalised design layouts shall be submitted for prior approval purposes. Single aspect housing shall be provided to the southern boundary adjacent to existing industrial premises with noise sensitive rooms facing towards Lakeside Boulevard. Details shall be submitted of the proposed glazing and ventilation proposals and acoustic treatments to the same.
- Details of the design, location and specification of the acoustic barrier, in accordance with current British Standards for structural performance and durability shall be submitted for prior approval purposes.

Prior to consideration of the application representations were made by Gene Wilson/Augean (objecting to the application) and Rob Thorley, GVA Grimley (supporting the application).

RESOLVED:

- (A) That the applicant be requested to enter in to an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure £221 per dwelling for mitigation of the impact of the development on the SAC, provision of a MUGA with a design agreed with the Council if the Council considers it necessary at the reserved matters stage, on-site open space including landscaping (commuted sum for the maintenance of these (to be agreed), 20% affordable housing to be provided in perpetuity and a financial contribution of £6200 towards Travel Plan Monitoring;
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional conditions and S106 requirements:
 - Further letter had been received, not objecting in principle, but, request that consideration be given to impact of traffic and highway safety;
 - Network Rail – ownership: Through the application form the applicant has confirmed that they own the land. Any land dispute between the applicant and a third party would be a civil matter;

- Additional conditions proposed in respect of:
 - (i) Details of SuDS (Sustainable Drainage);
 - (ii) Construction Management Plan;
 - (iii) County Highways Conditions, informative and requirement for Travel Plan;
 - (iv) S106 Contributions of £6200 towards Travel Plan Monitoring;
 - (v) Environment Agency conditions and informatives:-

- Further investigation works in regards to ground gases, site contamination and the re-use of materials and waste should be undertaken as per the recommendations in Section 6.2.6, 9.1.2 and 9.2.2 of the RSK Phase 1 and 2 Geo-environmental site investigation, ref 312771 -01 (00), dated October 2014. Based upon the outcomes a gas protection scheme to protect against volatile vapours as well as good gases and a site remediation plan shall be submitted for prior approval and agreed works undertaken in full prior to any occupancy of the development. All works shall be fully validated and reported to the LPA.

- Finalised design layouts shall be submitted for prior approval purposes. Single aspect housing shall be provided to the southern boundary adjacent to existing industrial premises with noise sensitive rooms facing towards Lakeside Boulevard. Details shall be submitted of the proposed glazing and ventilation proposals and acoustic treatments to the same.

- Details of the design, location and specification of the acoustic barrier, in accordance with current British Standards for structural performance and durability shall be submitted for prior approval purposes

(The Development Control Manager agreed to advise Officers in Leisure Services of the concern expressed by Members regarding the inclusion of a MUGA at the development site).

142. Application CH/15/0003, Land to the rear of St. James Church, Church Road, Norton Canes, Cannock – Extension to existing cemetery

With regard to the Report of the Development Control Manager (Item 6.89 – 6.109 of the Official Minutes of the Council) the Development Control Manager advised that the application had been withdrawn from the agenda at the request of the applicant in order to further investigate site drainage issues.

The meeting finished at 4.00pm.

CHAIRMAN