

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 27 JANUARY, 2016 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)

Allen, F.W.C.	Hardman, B.
Burnett, G.	Hoare, M. (substitute for M. Sutherland)
Dean, A.	Kraujalis, J.T.
Dudson, Ms. M.	Lea, C.
Foley, D.	Pearson, A.
Freeman, Miss M.A.	Snape, P.A.
Grocott, M.R.	

107. Apologies

An apology for absence was received from Councillor M. Sutherland.

Councillor M. Hoare was in attendance as substitute for Councillor Sutherland.

108. 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.

109. Disclosure of lobbying of Members

Nothing declared.

110. Minutes

RESOLVED:

That the Minutes of the meeting held on 6 January, 2016 be approved as a correct record and signed.

111. Members' Requests for Site Visits

None

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

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.39 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with the following update:-

Further information on Affordable Housing component of development.

Item No. 6.11 - On sites of 15 units and above the Council requires a 20% affordable housing contribution. This is as set out in the Cannock Chase Adopted Local Plan (Part 1) – Policy CP7. The tenure requirement expected on such sites is 80% social rent and 20% shared ownership; as set out in the Council's Developer Contributions and Housing Supplementary Planning Document.

However, Walsall Housing Group is proposing to deliver 50% affordable homes on the site, but to achieve this they need to provide the units for affordable rent instead of social rent.

The Government's definition of both affordable rent and social rent as set out in national planning policy states that:

- **Social Rented Housing** – Rented housing owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime.
- **Affordable Rented Housing** – Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

As such, the provision of Affordable Rented Housing does not conform with the Districts aspirations for Affordable Housing as in certain cases rent levels can be higher.

However, in this instance Affordable Rented Housing is considered acceptable because:

The scheme will deliver a high proportion of housing (50%) which would be affordable;

The applicant has stated that their financial appraisals and bid submission for grant to the Homes and Communities Agency are based on achieving those rents and the scheme isn't viable without that level of income;

Allows the development of brownfield site and provides for open space and leisure facilities.

Item 6.36 – Para. 5.60 – Update from Environmental Services:-

In summary state that:

1. Cannock South has a deficiency of 2.05 Ha of Parks/Outdoor Sport and 1.24Ha deficiency in Children's Playing (equipped) space.
2. MUGA's and Anti Social Behaviour – Advise that the applicant has provided no evidence to support this conclusion and that the Police support these types of developments to address Anti Social Behaviour (which is 2 x the Cannock average in this area).
3. Agree that Green Gyms appeal to all ages but will not necessarily address youth provision alone i.e. to play football or chill out will not be serviced by a piece of gym equipment.
4. Based on the above insist on requirement for including a MUGA within the proposed development.
5. Do not support the proposed changes to Conditions 5 and 6 as requested by Galliford Try Partnerships LTD.

Landscape Officers Comments:-

No objection to the principle of residential development provided appropriate open space/play facilities are incorporated that addresses the needs analysis of the ward/area and that frontage access onto the spine road is removed.

Changes to previous report - Item No. 6.38

“Normally, the SAC contribution is top sliced from CIL receipts. However, in this instance as the application is proposing 50% affordable instead of 20% affordable, an additional 30% would be CIL exempt. Consequently, a SAC mitigation contribution will be required for 30% of the proposed dwellings”.

In light of the above it is requested that Planning Control Committee – In addition to the recommendations set out in the report, also delegate to the Head of Economic Development to:

- a) Subject to further discussions between Officers and applicant agree any variations to be the proposed conditions.

Following the update and prior to consideration of the application representations were made by Tony Bunney (representing the applicant) speaking in support of the application.

In response to concerns raised by the Committee the Principal Solicitor confirmed that should the application be approved standard wording would be used on the Section 106 Agreement to require Cannock Chase District residents to have the nomination rights to the affordable rented properties.

Members raised further concern regarding the differing level of rents and the Applicant's representative indicated that he would refer these concerns to the Applicant.

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 the following:

- £221 per dwelling for 30% of the proposed dwellings for SAC mitigation;
- An agreed design of sports and leisure provision (excluding the provision of a MUGA), on-site open space including landscaping – commuted sum for the maintenance of these (to be agreed);
- 50% affordable housing in perpetuity;
- £6200 towards Travel Plan Monitoring

(B) That the Head of Economic Development be delegated to agree any variations to the proposed conditions subject to further discussions between Officers and the applicant.

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

(Councillor M. Hoare arrived whilst this application was being discussed. He therefore did not take part in the consideration or determination of this application).

113. Application CH/15/0467, Removal of condition 4 of planning permission CH/15/0345, which limits the use of the site for the keeping of, grazing and riding of horses belonging to the applicant only, Land adjacent to Holly Hill Road, Cannock Wood, Rugeley

Consideration was given to the report of the Development Control Manager (Item 6.40 – 6.51 of the Official Minutes of the Council).

RESOLVED:

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

The removal of condition 4 of planning permission CH/15/0345, which limits the use of the site for horses belonging to the applicant only, would allow horses belonging to different individuals to access the site, this would intensify activity related to the site including potential commercial use and increased use of the access/highway to the detriment of amenity of neighbours. Furthermore, different owners would result in separate requirements for ancillary storage and associated paraphernalia, which would also impact on the amenity of the site and wider area, which is located in the Area of Outstanding Natural Beauty (AONB). For the above reasons the proposal conflicts with Local Plan Policy CP3 and CP14.

The meeting closed at 4.20pm.

CHAIRMAN