

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 9 JULY 2014 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S.M. (Chairman)

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

11. Apologies

Apologies for absence were received from Councillors J.T. Kraujalis (Vice-Chairman) and P.A. Snape.

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

The following declaration was made which was in addition to those already confirmed by Members in the Register of Members Interests:

Member	Interest	Type
Grocott, M.R.	Application CH/13/0449 - Aldene, Stafford Brook Road, Rugeley – Two storey side and single storey rear extension to main dwelling including external alterations to main building including the increase in height and incorporation of dormers; alterations to outbuildings, including part reconfiguration and external alterations to create a games room – Member knows Applicant's Son-In-Law	Personal and Precuniary

13. Disclosure of lobbying of Members

Councillor Miss. M. Freeman declared she had been lobbied in respect of Application CH/14/0185, Land to the rear of 5 St John's Close, Cannock – Residential development – erection of a detached dormer bungalow.

14. Minutes

RESOLVED:

That the Minutes of the Meeting held on 18 June, 2014 be approved as a correct record.

15. Members' Requests for Site Visits

There were no requests for site visits.

16. Application CH/14/0133, The Barn (rear of Westring), Stafford Brook Road, Rugeley – Change of use from agricultural building to holiday accommodation and external alterations

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.16 of the Official Minutes of the Council).

The Development Control Manager provided the Committee with an update explaining that should Members be minded to grant approval of the application 2 additional conditions would be required.

Prior to consideration of the application, representation was made by Mr. F. Biard, representing the applicant.

RESOLVED:

(A) That the Applicant be requested to enter into an Agreement under S106 of the Town and Country Planning Act, 1990 to secure a financial contribution of £450 towards mitigating the impact of the proposed development on the Cannock Chase Special Area of Conservation;

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

1. A register of all occupiers of the holiday accommodation shall be kept for the life of the development. The register shall be available for inspection by the Local Planning Authority at all times.

Reason:

To prevent the holiday accommodation being used as a permanent residence that would not be considered a sustainable form of development and have a detrimental impact upon the Green Belt

and the AONB, contrary to Local Plan Policies CP1, CP3 and CP14 and the NPPF.

2. The holiday accommodation hereby approved shall not be occupied by any particular individual or family for a period exceeding 28 consecutive days for a maximum of 6 months within any single calendar year.

Reason:

To prevent the holiday accommodation being used as a permanent residence that would not be considered a sustainable form of development and have a detrimental impact upon the Green Belt and the AONB, contrary to Local Plan Policies CP1, CP3 and CP14 and the NPPF.

17. Application CH/13/0449, Aldene, Stafford Brook Road, Rugeley – Two storey side and single storey rear extension to main dwelling including external alterations to main building including the increase in height and incorporation of dormers; alterations to outbuildings, including part reconfiguration and external alterations to create a games room

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.17 – 6.34 of the Official Minutes of the Council).

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

The adjacent neighbour, who was unable to be present at the meeting, had submitted a letter requesting that all her previous objection letters be read out. The Development Control Manager proceeded to read out all the letters submitted by the neighbour.

It was reported that should Members be minded to grant approval of the application additional conditions would be required.

Prior to consideration of the application, representation was made by Mr. J. Reynolds, representing the applicant.

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 construction works including deliveries to and from the application site shall take place outside the hours of 8am to 5pm on Monday to Friday and not at all on Saturdays, Sundays and Bank Holidays.

Reason:

To protect the amenity for the adjacent neighbours.

Condition 8 on the report was considered unclear and would be reworded as:-

8. Notwithstanding the approved plans, the development hereby approved shall not be brought into use until:

1) A scheme detailing the external environment adjacent the southern boundary with Penkridge Bank has been submitted to and approved by the Local Planning Department. The scheme shall include existing access onto Penkridge Bank Road being made redundant and the gates removed and replaced with appropriate fencing and landscaping.

2) The approved scheme shall be implemented prior to the development hereby approved being brought into use and shall be retained for the life of the development.

Reason:

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3 Chase Shaping - Design, CP14 Protecting the Area of Outstanding Natural Beauty and CP12 Biodiversity and Geodiversity.

(Having declared a personal and pecuniary interest, Councillor M.R. Grocott left the room whilst this item was considered and took no part in the decision making process).

18. Application CH/14/0185, Land to the rear of 5 St John's Close, Cannock – Residential development – erection of a detached dormer bungalow

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.35 – 6.48 of the Official Minutes of the Council).

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

It was reported that should Members be minded to grant approval of the application an additional condition would be required in respect of levels.

RESOLVED:

(A) That the Applicant be requested to enter into an Agreement under S106 of the Town and Country Planning Act, 1990 to secure a financial contribution of £450 towards mitigating the impact of the proposed development on the Cannock Chase Special Area of Conservation;

(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 condition:-

Prior to the commencement of the development hereby approved details of the existing and proposed levels across the site shall be submitted to and approved in writing by the Local Planning Authority. The levels shall then be implemented in accordance with the approved details.

Reason:

To protect the amenity of neighbouring occupiers and to comply with Local Plan Policy CP1, CP3 and the NPPF.

19. TPO 2014/02, Proposed Tree Preservation Order, 4 Penk Drive North, Rugeley

Consideration was given to the Report of the Development Control Manager (Item 6.51 – 6.56 of the Official Minutes of the Council).

The Tree Preservation Officer provided the Committee with an update on the application.

Concern was raised that T3's close proximity to the dwelling would have the potential to lead to future issues as the tree grows, or should the occupier wish to extend their property.

RESOLVED:

That the Tree Preservation Order at 4 Penk Drive North, Rugeley be confirmed with a modification to remove T3

The meeting concluded at 3.55 p.m.

CHAIRMAN