

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 29 JANUARY, 2014 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.	Rowley, J.
Anslow, C.	Snape, P. (substituting for Sutherland, M)
Ball, G.D.	Todd, Mrs. D.
Fisher, P.A.	Todd, R.
Freeman, Miss M.A.	Whitehouse, Mrs. L.
Grocott, M.R.	
Pearson, A.	

88. Apologies

Apologies for absence were received from Councillors Mrs. P.Z. Stretton and M. Sutherland.

Councillor P. Snape was in attendance as substitute for Councillor M. Sutherland.

89. 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.

90. Disclosure of lobbying of Members

Nothing disclosed.

91. Minutes

RESOLVED:

That the Minutes of the Meeting held on 8 January, 2014 be approved as a correct record.

92. Members' requests for site visits

None

93. Application CH/13/420, Residential development – erection of two 4 bedroom detached houses with access from Cannock Wood Street – Land adjacent to The Hazelslade, Rugeley Road, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.18 of the Official Minutes of the Council).

The Development Control Manager advised that County Highways had requested that an informative be included to provide dropped kerbs. If Members were minded to approve the application the informative would be included to the consent. He further commented that there was a dispute between the applicant and the neighbour regarding the ownership of the boundary fence. This was a civil matter between the two parties; however a boundary treatment condition would be added should permission be granted. Furthermore, the applicant had indicated that he would be willing to retain the dwarf wall in front of the two properties. If Members were minded to approve the application an additional condition would be added to retain the dwarf wall (other than areas required for access).

A Member asked whether the condition regarding the retention of the dwarf wall would be enforceable should either property be sold. The Officer confirmed that the condition could be worded so that the dwarf wall should be retained in perpetuity.

Prior to consideration of the application a representation was made by Mr. J. Reynolds, the applicant's agent.

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 a financial contribution of £450 per dwelling for mitigation of the impact on the 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 informative and condition:

Informative:

The dropped crossing to the site shall be constructed in accordance with the submitted drawing no 2013:057:02. Please note that prior to the access being constructed you require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped

crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford Staffs ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Condition:

Notwithstanding the submitted details 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 part retention of the existing front boundary dwarf wall to the site and a new 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.

The meeting finished at 3.15 pm.

CHAIRMAN