

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY, 12 SEPTEMBER, 2012 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT: Councillors

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

Bernard, J.D.	Pearson, A.
Davies, D.N.	Rowley, J.
Fisher, P.	Sutherland, M.
Freeman, Miss M.	Todd, Mrs. D.M.
Morgan, C.W.J.	Todd, R.

**193. Apologies**

Apologies for absence were received from Councillors F.W.C. Allen, Mrs. P.Z. Stretton and Mrs. L. Whitehouse.

**194. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

There were no declarations of Interests.

**195. Disclosure of lobbying of Members**

None declared.

**196. Minutes**

RESOLVED:

That the Minutes of the meeting held on 22 August, 2012 be approved as a correct record.

**197. Members' requests for site visits**

No site visits were requested.

**198. Application CH/12/0207, Two storey side extension, porch and front canopy, 3 Silver Fir Close, Hednesford**

Following a site visit by Members of the Committee consideration was given to the Report of the

Development Manager (Enclosure 6.1 – 6.6 of the Official Minutes of the Council).

Prior to consideration of the report representations were made by the Applicant's Agent.

RESOLVED:

That the application be approved subject to amended drawings showing a 150mm gap between the proposed extension and adjacent dwelling, and, the following conditions and reasons:

- a) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- b) The materials to be used for the external surfaces of the development shall be of the same type, colour and texture as those used on the existing building.

Reason: In the interests of visual amenity and to ensure compliance with Local Plan Policies B8: Design Principles of New Built Development.

- c) The development shall be carried out strictly in accordance with the deposited plans and drawings with any minor changes being agreed in writing by the Local Planning Authority prior to their implementation.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details in accordance with Local Plan Policy B8.

(Councillor R. Todd requested that his name be recorded as having voted against this decision).

**199. Application CH/12/0220, Residential development – erection of 10 town houses, Land rear of the Vine Public House, Sheep Fair, Rugeley**

Following a site visit by Members of the Committee consideration was given to the Report of the Development Manager (Enclosure 6.7 – 6.23 of the Official Minutes of the Council).

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 contribution of £15,029.35 towards the provision of improvement of off-site public open space, sport and recreation.

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

**200. Application CH/12/0257, Retention of perimeter fence, Rugeley Cricket Club, Chaseley Road, Rugeley**

Following a site visit by Members of the Committee consideration was given to the Report of the Development Manager (Enclosure 6.24 – 6.28 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the Applicant's agent.

RESOLVED:

That the application be approved subject to the following additional conditions and reasons:

- a) The planting schedule submitted with the application shall be implemented in the first planting season following the granting of this consent.

Reason: In the interest of visual amenity of the area. In accordance with Local Plan Policies B8 and C8.

- b) Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity of the area. In accordance with Local Plan Policies B8, C8 and C15.

**201. Application CH/12/0226, Construction of a steel footbridge over railway line and associated landscaping, Land adjacent Moors Gorse Level Crossing, Marquis Drive, Rugeley**

Following a site visit by Members of the Committee consideration was given to the Report of the Development Manager (Enclosure 6.29 – 6.49 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the Applicant.

The Development Manager circulated an update to Members which advised that since writing the report further comments had been received from the County Ecologist, as set out below:

- Recommend a condition for agreement of landscape detail. Officer response – a landscape condition is already proposed.
- Agree with the AONB Joint Committee comments regarding landscaping of the ramp slopes with native heathland vegetation. In order to establish and maintain heathland habitat suitable for the SSSI, it is essential that ramps and other areas affected by the works are surfaced with a low-fertility, low pH soil/subsoil similar to that found in the local area, rather than standard topsoil. It may be possible to source material from Rugeley or Pottal Pool Quarry. Staffordshire County Council may be able to provide heather seed, depending on the timescale of planting. It would be highly desirable to use seed of local origin, given SSSI status. Please could you suggest that the Network Rail Project Manager contact me to discuss landscape works. Officer response – This requirement forms part of the proposed landscape condition.
- In terms of bridge/railing colour, SCC prefers the use of black rather than green as black is more recessive in the landscape. Officer response – A condition is already proposed, which requires details of materials including colours, prior to the development commencing.
- Condition 15(d) requires rewording to refer to the defined working area as some of the works will be taking place within the SSSI. Officer response – Officers recommend the following amendment to condition 15(d):

- (d) In order to safeguard the SSSI, machinery, equipment, materials, spoil or waste materials shall only be allowed into the SSSI, in a defined area details of which shall be submitted to and agreed in writing with the Local Planning Authority.
- The proposed landscape maintenance condition should cover appropriate long term management of the ramps and associated areas which are to be taken out of the current Environmental Stewardship Higher Level Scheme on transfer from SCC to Network Rail. Officer response – this requirement would form part of the proposed landscape management condition.
  - There are bat records for this area. A condition is required for re-survey of any further mature trees to be removed for use by bats and for appropriate mitigation to be provided should a roost be found. Officer response – Officers recommend the following additional condition:-

No trees shall be removed until a bat survey has been undertaken the scope and method of which shall be submitted to and agreed in writing with the Local Planning Authority. The survey shall include any required mitigation measures. Thereafter any tree works impacting on bat species shall be undertaken in accordance with the details and mitigation set out in the approved survey.

Reason: In the interests of safeguarding protected species in accordance with NPPF.

- I note that the tree report suggests dead wood removal from some retained trees. This should only be carried out if there is a health and safety issue as dead wood is an important habitat. Officer response – Officers recommend that this is attached as a “Note for the Applicant”.
- Please ensure that I am consulted on condition discharge applications. We would also like the opportunity to comment on proposed landscaping details and the Construction Environmental Management Plan. Officer response – noted.

#### RESOLVED:

That the application be approved subject to the conditions contained in the report and the update for Planning Control Committee and for the reasons stated therein and to the following additional conditions and reason:-

- a) Before the development hereby approved is brought into use details of all proposed signage relating to the proposed development (including signs advising horse riders and cyclists to dismount when crossing the footbridge) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the signs shall be implemented prior to the Footbridge being brought into use and retained for the life of the development.

Reason: In the interests of health and safety and the visual amenity of the area in accordance with the NPPF.

- b) Before the development hereby approved is brought into use details of the proposed fencing to close and secure the existing level crossing shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the fencing shall be implemented prior to Footbridge being brought into use and retained for the life of the development.

Reason: In the interests of health and safety and the visual amenity of the area in accordance with the NPPF.

(Councillor R. Todd was not present when the vote was taken in respect of this application).

**202. Consultation from Department for Communities and Local Government, Renegotiation of S106 Planning Obligations**

Consideration was given to the Report of the Development Manager (Enclosure 6.50 – 6.52 of the Official Minutes of the Council).

RESOLVED:

That the recommended responses as set out in the report be approved and sent to the DCLG.

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CHAIRMAN

The meeting closed at 4.20 pm.