

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 22 SEPTEMBER, 2010 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Adamson, G. (Chairman)
 Bullock, L.W. (Vice-Chairman)

Allen, F.W.C.	Cartwright, Mrs. S.M.
Ball, G. D.	Freeman, M. P.
Burnett, G.	Jones, R.
Burnett, J.	Williams, Mrs. P.

52. Apologies

Apologies for absence were received from Councillors J.D. Bernard, Mrs. D.M. Easton, R. Easton, Mrs. L. Whitehouse and B. Williams

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

<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
Burnett, G.	CH/10/167 Erection of retail superstore and units (use classes A1, A2, A3, A4 and A5) accommodation for community, assembly, leisure and institutional uses (use classes D1, D2) replacement reserve/cadet centre, link road access and car parking, Victoria Street, Hednesford – Member lives in Station Road	Personal
Burnett, J.	CH/10/167 Erection of retail superstore and units (use classes A1, A2, A3, A4 and A5) accommodation for community, assembly, leisure and institutional uses (use classes D1, D2) replacement reserve/cadet centre, link road access and car parking, Victoria Street, Hednesford – Member lives in Station Road	Personal

54. Disclosure of lobbying of Members

Councillors G. Adamson and G. Burnett declared they had been lobbied in respect of Application

CH/10/0213, Extension of time limit to planning permission CH/07/0409 – residential development (illustrative layout) (outline including access) demolish existing dwelling, 268 Bradbury Lane, Hednesford

55. Minutes

RESOLVED:

That the Minutes of the meeting held on 8 September, 2010 be approved as a correct record.

56. Members' requests for site visits

No requests for site visits were made.

57. Application CH/10/0167 New Superstore with four additional units for uses (A1, A2, A3, A4 and A5) with community, assembly and leisure uses above (D1, D2), provision of replacement premises and parade ground for Reserve Forces and Cadets, demolition of existing buildings, proposed link road, access parking and landscaping (departure application – development outside town centres), Victoria Street, Hednesford

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.37 of the Official Minutes of the Council).

The representative from Planning Services provided Members with an update on the report. He advised that the S106 contribution would also include a contribution of £10,500 towards a Travel Plan Monitoring fee. He stated that Highways had asked for conditions which had been attached. At the request of the Council's Ecologist's the Applicant had undertaken a bat survey which had raised no issues and the building could be demolished. There was a colony of common lizards located in Hednesford Park and a condition had been suggested to require their safe removal and relocation. Enclosure 6.34 (p.1.85(b)) stated that the public convenience issue had been addressed by Condition 27, however, this should state Condition 25. He then explained that the following conditions would be amended:

Condition 15 – To introduce some flexibility to enable the Local Planning Authority to allow the precise phasing of provision of the works associated in relation to the revised Hednesford Park access arrangements. It is recommended that condition 15, is changed to state:

The development hereby approved shall not commence until a planning application relating to the revised access arrangements for Hednesford Park has been submitted to and approved by the Local Planning Authority. The application shall include phasing arrangements for its implementation. The development shall then be carried out in accordance with the approved details and phasing.

Condition 19 – Similarly, to introduce some flexibility to enable the Local Planning Authority to allow the precise phasing of provision of the 'community centre' in relation to retail units 1, 2, 3 and 4. Condition 19, is amended to:

Unless otherwise agreed in writing, the Units 1,2,3 and 4 hereby approved shall not be made available for use to the public until the proposed 'Community Centre' building has been completed and made available for use in accordance with a construction programme to be agreed in writing

with the Local Planning Authority.

Condition 26 - Amending 26(e) to '*Appropriate measures to mitigate the impact of*' – instead of 'appropriate controls to restrict' in order to make it clear that we are not talking about absolute restrictions.

Condition 27 – Amending first line to '*Prior to occupation*' instead of 'no development shall commence'.

The Planning Services Manager then outlined the planning policy issues in relation to the application.

Prior to consideration of the application representations were made on behalf of the Applicant.

RESOLVED:

- (A) That the application be referred to the Government Office West Midlands, under the provisions of the Town & Country Planning (Consultation) (England) Direction 2009 as "development outside town centres" which:-
 - (a) is to be carried out on land which is edge-of-centre, out-of-centre or out-of-town and;
 - (b) is not in accordance with one or more provisions of the development plan in force in relation to the area in which the development is to be carried out, and;
 - (c) consists of or includes the provision of a building or buildings where the floor space to be created by the development is : (i) 5,000 square metres or more;
- (B) That in the event that the Secretary of State is minded not to "call in" the application the Applicants be requested to enter into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure a contribution towards "Environment, Art and Public Realm Improvements, Transport infrastructure, Access Improvements & Sustainable Transport, Public Open Space and a financial contribution towards Town Centre Management and a Travel Plan Monitoring fee of £10,500 and on completion of the Agreement the application be approved, subject to the conditions in the report for the reasons stated therein.
- (C) That the details submitted to discharge condition 3 relating to highway works be notified to Members. If any concerns raised by Members are not resolved then the discharge of condition 3 be determined by the Committee rather than by Officers.

58. Application CH/10/0213, Extension of time limit to planning permission CH/07/0409 for a residential development – two storey dwellings (illustrative layout) (outline including access) demolish existing dwelling, 268 Bradbury Lane, Hednesford

Consideration was given to the report of the Planning Services Manager (Enclosure 6.38 – 6.44 of the Official Minutes of the Council).

The Planning Services Manager reported that a neighbour had requested this application be submitted to the Committee to allow her to make representations. However, she had provided Officers with a letter detailing her concerns regarding the development and the access road. This letter was read out for the benefit Members. He further updated the Committee on the change in

policy regarding garden land which had taken place since the original application had been submitted. He suggested that any development on this land should be lower density development and this would address the change in policy and the objectors concerns. This could be added as a condition to the permission.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:

The layout details submitted pursuant to condition 2 shall show no more than 5 dwellings on the site.

Reason

To safeguard the character and appearance of the locality and the amenity of adjoining properties in accordance with policy B8 of the Cannock Chase Local Plan 1997.

59. Application CH/10/0303, Residential development – demolition of existing houses and associated buildings and replacement with 100 new houses with associated driveways, hardstanding, footpaths and highways, 1-14 Ann Crescent, 1-43 and 26-56 Elizabeth Road, 1-10 Phillip Grove, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.45 - 6.56 of the Official Minutes of the Council).

RESOLVED:

(A) That the applicant be requested to enter into an Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure the laying out and future maintenance of the public open space;

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

60. Application CH/10/0313, Single storey front extension incorporating a bay window with canopy, 4 Cygnet Close, Hednesford, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.57 – 6.60 of the Official Minutes of the Council).

The Planning Services Manager reported that an objector had asked that the application be submitted to the Committee to allow him to make representations. However, he had provided a letter detailing his concerns which were read out for the benefit of Members.

RESOLVED:

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

CHAIRMAN

The meeting closed at 4.20 pm