

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 8 SEPTEMBER, 2010 AT 3.10 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Adamson, G. (Chairman)

Ball, G. D.	Easton, R.
Bernard, J. D.	Freeman, M. P.
Burnett, G.	Jones, R.
Burnett, J.	Whitehouse, Mrs. L.
Cartwright, Mrs. S.M.	Williams, Mrs. P.
Easton, Mrs. D.M.	

(The Chairman informed the Committee that he had agreed to the order of the agenda being amended in order to allow the applications with speakers to be considered first)

43. Apologies

Apologies for absence were received from Councillors F.W.C. Allen, L.W. Bullock (Vice Chairman) and B. Williams.

44. 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>
Adamson, G.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Ball, G. D.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal

Bernard, J. D.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Burnett, G.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Burnett, J.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Cartwright, Mrs. S.M.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Easton, Mrs. D.M.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council and has met on a social basis	Personal & Prejudicial
Easton, R.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council and has met on a social basis	Personal & Prejudicial

Freeman, M.P.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council and has met on a social basis	Personal & Prejudicial
Jones, R.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council and represents the same Ward	Personal & Prejudicial
Whitehouse, Mrs. L.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council.	Personal
Williams, Mrs. P.	CH/10/0240 – Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath – Member knows the applicant who is also a Member of Cannock Chase Council and has met on a social basis	Personal & Prejudicial

45. Disclosure of lobbying of Members

Members disclosed that they had been lobbied in respect of the following applications:-

<u>Member</u>	<u>Application</u>
Williams, Mrs. P.	CH/10/0267 - Residential development, erection of a pair of semi-detached dwellings and erection of replacement garage door adjacent to 52 Lichfield Street, Rugeley.
Adamson, G.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.

Burnett, J.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.
Bernard, J. D.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.
Easton, Mrs. D. M.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.
Easton, R.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.
Freeman, M. P.	CH/10/0207 – Residential development, detached dormer Bungalow, land adjacent to 17 Sandy Lane, Cannock.

46. Minutes

The Development Control Manager provided an update on Minute 41, Application CH/10/0184. It was reported that the possibility of providing a pedestrian link from Patterdale Road to Cannock Road had been investigated and it had been ascertained that this was not advisable, particularly from a safety viewpoint.

RESOLVED:

That the Minutes of the meeting held on 18 August, 2010 be approved as a correct record.

47. Members' requests for site visits

No requests for site visits were made.

48. Application CH/10/0240, Extension and part conversion of outbuilding into two holiday homes and change of use to visitor activity area and storage areas (resubmission) Birchwood, Kingsley Wood Road, Brindley Heath

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.11 – 6.18 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by two objectors and Councillor R. Turville representing Brindley Heath Parish Council (who were also objecting to the application) and the applicant's agent.

(Having declared personal and prejudicial interests Councillors Mrs. D.M. Easton, R. Easton, M. P. Freeman, R. Jones and Mrs. P. Williams left the room prior to consideration of this item)

RESOLVED:

That the application be refused for the following reasons:-

The proposed extension, cumulatively with previous extensions to the original dwelling and the construction of outbuildings would increase the ground floor area of buildings on the site by over 100%. This would have an adverse impact on the openness of the Green Belt. The proposal is

therefore contrary to Policy C2 of the Cannock Chase Local Plan 1997.

49. Application CH/10/0207, Residential development, detached dormer bungalow land adjacent to 17 Sandy Lane, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.19 - 6.25 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by two objectors and the applicant's agent.

RESOLVED:

That the application be refused for the following reasons:-

1. The proposed development of garden land, because of its overall height and massing would detract from the character and appearance of the locality and thereby be contrary to Policy B8 (i) (ii) & (iii) of the Cannock Chase Local Plan 1997.
2. The siting and size of the development would have an overbearing impact on adjoining residential properties resulting in a loss of amenity contrary to Policy B8 (v) of the Cannock Chase Local Plan.

50. Application CH/10/0249, Retention of rear conservatory, 31 School Road, Norton Canes

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.26 - 6.29 of the Official Minutes of the Council).

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

The Development Control Manager reported that two letters in support of the application had been received from near neighbours.

RESOLVED:

That the application be approved for the following reason:

The development does not meet the policy in Supplementary Planning Guidance-Residential Extensions Design Guide 2003 in relation to impact on daylight to principal windows at no. 33 School Road. However, the impact is mitigated by the fact that the extension is partially glazed and screened by fencing sufficient for it to be, on balance, not unduly harmful to the amenity of the adjoining property.

The approval is subject to the following condition:

The glazing in the elevations facing 29 and 33 School Road shall be maintained as obscured and fixed with no opening lights. No additional windows shall be inserted into either of the side facing elevations.

51. Application CH/10/0267 – Residential development, erection of a pair of semi-detached dwellings with associated parking to rear, demolition of existing garage at No. 52 and

erection of a new garage

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 - 6.10 of the Official Minutes of the Council).

The Planning Services Manager reported that a heritage impact assessment had been carried out and the Conservation Officer had confirmed that he had no objection to the application.

RESOLVED:

That the application be approved, subject to conditions contained in the report. That details submitted pursuant to condition 6 relating to archaeology be reported for decision by the Committee and not dealt with by officers under delegated powers.

CHAIRMAN

The meeting closed at 5.00 pm