

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 31 MARCH 2010 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT: Councillors

Burnett, J. (Chairman)  
Easton, R. (Vice-Chairman)

Allen, F.W.C.	Freeman, M.P.
Ball, G.D.	Grice, Mrs. D.
Bullock, L.W.	Jones, R.
Burnett, G.	Todd, Mrs. D.M.
Davies, D.N.	Williams, B.
Easton, Mrs. D.M.	Williams, Mrs. P.

**112. Apologies**

An apology for absence was received from Councillor Mrs. P.Z. Stretton.

**113. 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>
Easton, R.	Application CH/10/0047, Single storey rear extension, 13 Allen Birt Walk, Rugeley – Member is a Staffordshire County Council Councillor	Personal

**114. Disclosure of lobbying of Members**

No disclosures were made.

**115. Minutes**

RESOLVED:

That the Minutes of the meeting held on 10 March, 2010 be approved as a correct record.

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

There were no site visits requested.

**117. Application CH/10/0047, Single storey rear extension, 13 Allen Birt Walk, Rugeley**

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.5 of the Official Minutes of the Council).

Prior to determination of the application representations were made by an Objector and the Applicant's Agent.

RESOLVED:

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

**118. Application CH/10/0020, Demolition of 38 properties and replace with 50 houses, Margaret Drive, Limepit Lane and Elizabeth Road, Cannock**

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.6 – 6.21 of the Official Minutes of the Council).

The Planning Services Manager referred to Enclosure 6.13 paragraph 2 and reported that two representations had been submitted. He also advised the Committee that an objection had been received on the basis that there was insufficient information on landscaping; therefore a condition had been added. He also read out a statement and stated that an additional condition had been received from the Council's Ecologist in respect of the protection of birds, in that any demolition of the existing estate should be carried out outside of April – August. Finally, the Planning Services Manager referred to Enclosure 6.10 item 23 in respect of the 'shared surface area' and advised that a management company would need to be established by the developer to manage the 'shared surface area' and it had been suggested that this could be achieved through a S106 agreement, therefore a condition would be added.

RESOLVED:

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

A minimum of one house sparrow terrace consisting of at least three nest chambers and one starling nest box will be built into the fabric of each dwelling. In addition a minimum of ten artificial nest sites suitable for use by common swift will be provided within the approved development. All such artificial nest sites will be retained for the life of the development. Demolition works will not take place during the period when birds are most likely to be nesting, which is hereby defined as April to August inclusive.

Reason:

To comply with the requirements of PPS9 and to prevent an adverse impact on species listed under Section 74 of the Countryside and Rights of Way Act 2000 as being of principle importance for the conservation of biodiversity in England.

And, amend Condition 23 to state:

No development shall commence until a mechanism for the future maintenance and management of the proposed 'shared surface area' has been submitted to and agreed in writing with the local planning authority.

**119. Application CH/10/0039, Change of use of Highway land to public open space, new fencing, landscaping and footpaths, Cannock Park, Stafford Road, Cannock**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.22 – 6.27 of the Official Minutes of the Council).

RESOLVED:

That the application be approved, subject to the conditions contained within the report for the reasons stated therein and, to the following additional condition regarding safety measures at the access:

Prior to commencement of the development, details of safety measures to prevent uncontrolled pedestrian access to the carriageway off Station Road shall be submitted to and approved by the local planning authority. The approved measures shall be implemented prior to the completion of the development.

Reason:

In the interests of the safety of pedestrians.

**120. Application CH/10/0040, Provision of Childrens play area and landscaping works, Oxford Green, Rumer Hill, Cannock**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.28 – 6.31 of the Official Minutes of the Council).

RESOLVED:

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

**121. Changes to Regulations & Guidance Affecting Planning Applications Taking Effect on 6 April 2010**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.32 – 6.35 of the Official Minutes of the Council).

RESOLVED:

That the report be noted.

**122. Appeal Decision – CH/09/0016 Residential Development Land at Wolseley Road, Rugeley**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.36 – 6.49 of the Official Minutes of the Council).

RESOLVED:

That the report be noted.

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CHAIRMAN

(The meeting closed at 4.00 p.m.)