

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 9 SEPTEMBER, 2009 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK
PART 1

PRESENT: Councillors

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

Easton, Mrs. D. M. Todd, Mrs. D.M.
Grice, Mrs. D. Williams, Mrs. P.
Jones, R.

(Apologies for absence were received from Councillors F. W. C. Allen, G. D. Ball, L. W. Bullock, G. Burnett, D. N. Davies, M. P. Freeman, Mrs. P. Z. Stretton, B. Williams).

23. Disclosure of details of lobbying of Members

<u>Member</u>	<u>Details of Lobbying</u>
R. Easton	Application CH/09/0174 – Member has been lobbied
Mrs. D. M. Easton	Application CH/09/0174 – Member has been lobbied
Burnett, J.	Application CH/09/0209 – Member has been lobbied

24. Minutes

RESOLVED:

That the Minutes of the meeting held on 19 August, 2009 be approved as a correct record.

25. Members' Requests for Site Visits

RESOLVED:

That the following application which was due to be considered at the meeting, be subject to a site visit by Members of the Committee:-

Application CH/09/0209 – Refurbishment of shop (A1), extension to provide 2 hot food take-away units (A5) 1-5 Sharon Way, Hednesford

Reason:

To assess the traffic impact and parking arrangements.

26. Application CH/09/0174 – Erection of one detached dwelling land adjoining 21 Attlee Crescent, Rugeley

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.7 of the Official Minutes of the Council).

The Development Control Manager provided verbal updates on the application. He reported that a further 3 letters objecting to the proposal for reasons similar to those contained within the report had been received. With regard to the landscaping of the site, it had been suggested that the following additional conditions be attached:-

E2 – Tree and Hedge

E3 – Tree and Hedge

Prior to the determination of the application representations were made by the applicant.

RESOLVED:

That the application be refused for the following reasons:-

1. The proposed dwelling would comprise a cramped form of development out of character with the established pattern of development on Attlee Crescent and thereby contrary to Policy B8 (i) (ii) (iii) of the Cannock Chase Local Plan 1997.
2. The siting of the dwelling close to the boundary of no. 20 Attlee Crescent would be over dominant in relation to the private amenity space of that property and thereby contrary to Policy B8 (v) of the Cannock Chase Local Plan 1997.

27. CH/09/0161 – Erection of block of 10 flats (outline including layout and scale) 23-25 Ironstone Road, Prospect Village, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.8 – 6.15 of the Official Minutes of the Council).

The Development Control Manager provided verbal updates. With respect to the landscaping of the site, the following conditions be attached:-

E1

E2

E3

E4

E5

E6

E7

E10

E12

E15

He reported that a letter had been received from the County Highways Department stating that they had no objections to the application, subject to conditions regarding parking being attached.

The Development Control Manager advised that a letter had been received from an objector and this was read out to Members.

Prior to the determination of the application representations were made by an objector.

RESOLVED:

That the application be refused for the following reason:-

The proposed development as a result of its significantly enlarged footprint, forward projection and additional height when compared with the existing well established pattern of development in Longstaff Avenue would be out of character contrary to Policy B8 (i) (ii) (iii) of the Cannock Chase Local Plan.

28. CH/09/0143 – Erection of new dwelling house to side of 252 Rugeley Road, Hednesford

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.16 – 6.19 of the Official Minutes of the Council).

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

RESOLVED:

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

29. CH/09/0160 – Extension to store, alterations to service yard, installation of combined heat and power unit, alterations to car park, Tesco Store Ltd., Heath Way, Hawks Green, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.20 – 6.30 of the Official Minutes of the Council).

The Development Control Manager provided verbal updates with respect to landscaping.

He further reported that the objection raised by J and I Hair Studios had been withdrawn.

Prior to the determination of the application representations were made on behalf of the applicant.

RESOLVED:

(A) That the applicant be requested to enter into a Section 106 unilateral undertaking to secure the payment of the Travel Plan monitoring fee and to enter into a Section 106 Agreement to secure financial contributions in respect of environment, art and public realm improvements.

(B) That on completion of the Section 106 obligations, the application be approved subject

to the conditions contained in the report for the reasons stated therein and to the following additional conditions:-

E3, E17 and details of retaining wall required.

30. TPO/7/2009 – Red Lion Public House, Main Road, Brereton, Rugeley

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.39 – 6.41 of the Official Minutes of the Council).

RESOLVED:

That Tree Preservation Order 7 of 2009 be confirmed without modification.

CHAIRMAN