

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 14 OCTOBER, 2009 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.
Burnett, G.	Jones, R.
Davies, D.N.	Stretton, Mrs. P.Z.
Easton, Mrs. D. M.	

(Apologies for absence were received from Councillors L.W. Bullock, Mrs. D.M. Todd, B. Williams and Mrs. P. Williams)

**40. 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>
R. Easton	Application CH/09/0208 – Member is a Member on Staffordshire County Council's Planning Committee	Personal and Prejudicial

**41. Minutes**

RESOLVED:

That the Minutes of the meeting held on 23 September, 2009 be approved as a correct record.

**42. Application CH/09/0180, Residential Development of former garage court sites (outline with all matters reserved), Various garage courts within the Pear Tree Estate, Rugeley**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.4 of the Official Minutes of the Council).

The Planning Services Manager advised that a letter had been received from the Applicant's Agent which attached three letters offering support for this proposal.

Prior to determining the application representations were made by the Ward Councillor, Councillor A. Williams. He asked the Committee to note that as the Pear Tree residents owned the sewers any development would need permission off them. He commented that the residents should have been consulted on this application and not Severn Trent.

The Planning Services Manager clarified that Severn Trent were a statutory consultee on all major applications and had therefore been consulted on this application even though they did not own the sewers.

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 £33,244 towards education provision, and:
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

**43. Application CH/09/0181, Change of use from off-licence (A1) to hot food takeaway (A5), 223 St Michaels Drive, Rugeley**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.5 – 6.8 of the Official Minutes of the Council).

The Planning Services Manager advised that an email had been received from a neighbour expressing concerns regarding the proposal.

RESOLVED:

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

**44. Observations on a County Council Matter, Application CH/09/0208, Construction of an anaerobic digestion facility, consisting of main building, digester tanks, gas engines and associated flues and other ancillary structures, Biffa Waste Services Ltd., Poplars Landfill Site, Lichfield Road, Cannock**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.9 – 6.29 of the Official Minutes of the Council).

Having declared a personal and prejudicial interest Councillor R. Easton left the meeting during the determination of the application.

The Planning Services Manager advised that Councillor L.W. Bullock had requested the application be deferred to allow an investigation into a more suitable location within the site near the south eastern boundary with access through the old entrance. The Planning Services Manager advised that Staffordshire County Council would require any comments on the application to be submitted this week as their report was currently being prepared.

RESOLVED:

(A) That the application be supported subject to the following considerations:

- (i) An overall time limit on the life of the approved development (15 years);
- (ii) Consultation with the local planning authority on all conditions and agreements subject to which any planning permission may be granted;
- (iii) Condition requiring the use of smart alarms utilising broadband (white noise) to all waste delivery vehicles.

(B) That the application be subject to the following additional considerations:

- (i) That alternative sites, within the Poplars Site be considered for the siting of the proposed development, which include land towards the south eastern boundary of the site, with access via an existing unused access. The reasons for this were in relation to visual impact and residential amenity;
- (ii) That 80% of food waste to the proposed Anaerobic Digestion facility should be sourced locally;
- (iii) That County Councillors should visit a similar Anaerobic Digestion facility located at Ludlow in Shropshire;
- (iv) That a scheme for the restoration of the land on which the development is to be sited shall be submitted to and agreed in writing with the Local Planning Authority and that the approved scheme shall be implemented within one year of the Anaerobic Digestion plant being removed, unless otherwise agreed with the Local Planning Authority;
- (v) That any permission be subject to conditions relating to deliveries, in the interests of the amenity of nearby residents and to control traffic impact on the highway network;
- (vi) That additional educational facilities and/or a "Centre of Excellence" in respect of renewable energy be established in association with the development;
- (vii) That, if the County Council are minded to approve the planning application, it be referred to the Secretary of State via Government Office West Midlands in accordance with Circular 02/09 – Town and Country Planning (Consultation) (England) Direction 2009.

#### **45. Item for Information – New and Amended Application Procedures**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.30 – 6.31 of the Official Minutes of the Council).

RESOLVED:

That the report outlining the new procedures for dealing with non-material changes to planning permissions, applications for permission to develop land without conditions previously attached and applications to replace extant planning permissions be noted.

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CHAIRMAN