

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 19 DECEMBER 2012 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

Cartwright, Mrs. S. (Vice-Chairman)
Kraujalis, J.T. (Vice-Chairman)

Allen, F.W.C.	Pearson, A.
Bernard, J.D.	Stretton, Mrs. P.Z.
Davies, D.N.	Sutherland, M.
Fisher, P.	Todd, Mrs. D.M.
Freeman, Miss M.	Todd, R.

230. Apologies

Apologies for absence were received from Councillors C.W.J. Morgan, J. Rowley and Mrs. L.M. Whitehouse,

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

No other Declarations of Interests were made in addition to those already confirmed by Members in the Register of Members' Interests.

232. Disclosure of lobbying of Members

Councillors Miss M. Freeman and J.T. Kraujalis declared they had been lobbied in respect of application CH/12/0320, Residential development – Land between Girton Road and Devon Road (former gas depot), Cannock

233. Minutes

RESOLVED:

That the Minutes of the meeting held on 5 December, 2012 be approved as a correct record.

234. Members' requests for site visits

RESOLVED:

That the following site visits be undertaken:

Application CH/12/0433: Conversion from care home to 20 flats, incorporating a two storey extension, with associated parking and landscaping, Coulthwaite Way, Rugeley, Former Care Home

Reason: To assess the parking situation

ThyssenKrupp, Avon Road, extension to factory

Reason: To assess the effect on neighbouring properties

(This application has not yet been registered and therefore has no application reference assigned to it at present).

235. Application CH/12/0362, Residential development – erection of 3 bedroom house with access from Alcott Close, 167 Pye Green Road, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.1 – 6.14 of the Official Minutes of the Council).

RESOLVED:

That the application be refused for the reasons set out in the report.

236. Application CH/12/0320, Residential development – demolition of existing industrial unit and erection of 34 houses with associated parking and landscape, Land between Girton Road and Devon Road (former gas depot), Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.15 – 6.33 of the Official Minutes of the Council).

The Development Manager circulated an update for Members which explained that further to the report the Council's Landscape Team had made the following further recommendations:

1. Inclusion of an additional standard planning condition (E17) for landscape maintenance implementation.
2. An additional S106 requirement for the layout and future maintenance of on site open space.

In addition, Officers would also like to amend proposed conditions and the S106 requirements, as set out below:

3. Enclosure 6.22 and 6.23 of the report – Conditions 12 and 29, should read "No development shall commence" instead of "The development hereby permitted shall not be brought into use".
4. Enclosure 6.33 (c) *The setting up of a management company in respect of the construction, maintenance and management of all internal roads*

and paths. Remove the reference to *all*, as some of the roads would be constructed to an adoptable standard and therefore maintained by County Highways.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 (as amended) in order to secure the provision of affordable housing (3 affordable units); a financial contribution of £10,000 towards off-site open space contributions, the setting up of a management company in respect of the construction, maintenance and management of internal roads and paths and the laying out and future maintenance of on site open space;
- (B) On completion of the Agreement, the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:

- (C) That Conditions 12 and 29 be amended to read “No development shall commence as set out below:

Condition 12: No development shall commence until surfacing details of the access rear of the highway boundary, access, parking and turning areas have been first submitted to, and approved in writing by the Local Planning Authority which shall thereafter be constructed in accordance with the approved details and retained for the life of the development.

Reason:

In the interests of highway related safety and to comply with Staffordshire County Council requirements for access.

Condition 29: No development shall commence until surfacing details of the access rear of the highway boundary, internal access roads/paths, parking and turning areas (including construction, lighting, marking, and drainage details) have been first submitted to and approved in writing by the Local Planning Authority. Thereafter the paths, roads, parking and turning areas shall be constructed in accordance with the approved details and retained for the life of the development.

Reason:

In the interests of highway safety and to comply with Staffordshire County Council requirements for access.

- (D) That the time limit for the developer to commence the development be reduced from 3 years to 2 years.

Condition 1: The development to which this permission relates must be begun not later than the expiration of two years beginning with the date on which this permission is granted.

Reason:

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

(A Member raised concerns regarding an area of land within the development site which was being used as a dumping ground for rubbish. Officers explained that the area referred to was covered by the landscape and boundary treatment conditions and agreed that specific reference to this area would be made in the conditions. Furthermore, concern was raised regarding the parking of traffic along Girton Road and Officers agreed to raise this separately with Staffordshire County Council Highways Authority).

237. Extending permitted development rights for homeowners and businesses - Technical consultation from Department for Communities and Local Government

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.34 – 6.39 of the Official Minutes of the Council).

RESOLVED:

- (A) That the recommended responses to the proposals to extend “Permitted Development” (PD) rights relating to extensions to dwellings, shops, offices, industrial and warehouse premises and broadband infrastructure as outlined in the report be sent to the Department for Communities and Local Government (DCLG) to meet the deadline of 24 December, 2012.
- (B) That the response outlined in the report with regard to the delivery of Superfast Broadband be amended so that PD rights are only exercised with due regard to highway safety and the effect on neighbouring properties.
- (C) That with regard to the proposal to enable developers to make planning applications directly to the Secretary of State where planning authorities were identified as poorly performing this is contained within the Growth & Infrastructure Bill currently before Parliament. When the Bill is enacted this power will be available to the Secretary of State. There is a current consultation with suggested criteria as to how he should use these powers and it was agreed that Officers liaise with the Chairman and Vice-Chairman of the Planning Control Committee and the Economic Development and Planning Portfolio Leader and Shadow Portfolio Leader to agree a response to this proposal and this be reported verbally at the Planning Control Committee on 9 January, 2013.

CHAIRMAN

The meeting closed at 4.00pm.