

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 23 FEBRUARY, 2011 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Bullock, L.W. (Vice-Chairman-in the Chair)

Allen, F.W.C.	Easton, Mrs. D.M.
Ball, G. D.	Easton, R.
Bernard, J.D.	Freeman, M.P.
Burnett, G.	Jones, R.
Burnett, J.	Whitehouse, Mrs. L.
Cartwright, Mrs. S.M.	

123. Apologies

Apologies for absence were received from Councillors G. Adamson (Chairman), B. Williams and Mrs. P. Williams.

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

There were no Declarations of Interests declared.

125. Disclosure of lobbying of Members

Bullock L.W.	Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
Allen, F.W.C.	Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
Ball, G.D.	Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
Bernard, J.D.	Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.

- Burnett, G. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Burnett, J. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Cartwright, Mrs. S.M. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Easton, Mrs. D.M. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Easton, R. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Freeman, M.P. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Jones, R. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.
- Whitehouse, Mrs. L. Had been lobbied in respect of Application CH/10/0451, Construction of synthetic turf pitch, fencing, lighting, car park and access, Cardinal Griffin School, Cardinal Way, Cannock.

126. Minutes

RESOLVED:

That the Minutes of the meeting held on 2 February, 2011 be approved as a correct record.

127. Members' requests for site visits

No requests for site visits were made.

128. Application CH/10/0451, Construction of a 3G synthetic football pitch including fencing, floodlighting and drainage, reconstruction of turning circle on Cardinal Way; new access road and car park, new steps from school to car park and a new pond, Cardinal Griffin Catholic High School, Cardinal Way, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.19 of the Official Minutes of the Council).

The Planning Services Manager reported that there were a number of updates relating to conditions, responses from consultees and further recommendations outlined below.

Conditions

Remove Condition 2 – Provision of Parking and Access (Enclosure 6.4 of the report). Covered by Conditions 27-34 (inclusive) (Enclosure 6.6, 6.7 and 6.8 of the report).

Remove Condition 22 – Drainage (Enclosure 6.5 of the report). Covered by the more detailed Condition 24, as recommended by the Environment Agency.

Add a Condition to control the timing of the proposed floodlights.

Natural England

A response was received and there was no objection (Enclosure 6.8 of the report).

Staffordshire Wildlife Trust

(Enclosure 6.8 of the report).

Pond mitigation looked fine, although they would like to see some future bat monitoring to check the lights were not having an effect.

There was not much grassland enhancement – just some rough grass left which was not enough to replace the diverse grass area.

Council Ecologist

There should be no adverse impact on the amphibian population subject to a mitigation plan being adhered to and provided light impact is kept to a minimum proposal, it is unlikely to have any adverse impact on local bat populations.

The Comments from the Staffordshire Wildlife Trust should be noted regarding the loss of semi-natural grasslands, but is of the opinion that the existing grasslands are not 'outstandingly diverse'. Therefore, whilst loss is unfortunate, it is unlikely that this will result in significant reduction in biodiversity at a local level.

Additional Representations

Since writing the report the Local Planning Authority have received an additional 7 neighbour objection letters, six of those letters are from residents who have already objected to the proposal.

The representations raised the following new issues, which were not already addressed in the report;

- Applicants avoiding the need for a Flood Risk Assessment (FRA).
The site area is less than 1 ha because the bunds are removed and the car par is reduced so therefore, there is no requirement for a FRA.
- The impact of noise as a result of the removal of the previously proposed bunds.

- The bunds were proposed by the applicant and not requested for noise attenuation.*
- The lawfulness of the existing access.
The Access does not require planning permission. Notwithstanding its existence, it is proposed as part of the planning application and Staffordshire County Council Highways have no objection to it.

Friends of Cannock Park

A further letter was received from Friends of Cannock Park who continue to object to the proposal in respect of:

- Poor location and accessibility of replacement pond.
There was no objection from the Ecologists.
- Reference was made to Natural England's standing advice.
There was no objection from Natural England.
- Impact on noise attenuation as a consequence of removing bunds.
There was no objection from Natural England.
- No details on acoustic fence.
There was a condition requiring details to be submitted.
- Lawfulness of existing access.
There was a condition requiring details to be submitted.

Prior to consideration of the application, representations were made by two objectors and the Applicant.

The Planning Services Manager advised that as part of the consultation process the Council could either place a notice at the site or notify surrounding neighbours. The Council did in fact do both and also placed an advert in the local press and invited people to see the proposals.

He explained that with regard to the flood lit lighting there were 8 pylons each of 15 metres high and had been advised that the lighting was of high quality. He indicated that the Council's Environmental Health Section had been consulted and were happy with the condition.

Natural England had been consulted who advised that a badger survey be undertaken, although there overall response was that they had no objections and the Council's Ecologist was satisfied that there were no badgers on the site.

RESOLVED:

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

Remove Condition 2 – Provision of Parking and Access (Enclosure 6.4 of the report). Covered by Conditions 27-34 (inclusive) (Enclosure 6.6, 6.7 and 6.8 of the report).

Remove Condition 22 – Drainage (Enclosure 6.5 of the report). Covered by the more detailed Condition 24, as recommended by the Environment Agency.

From the date the use of the facility commences, the floodlights shall not be illuminated outside the hours of 8am and 10pm on any day. During the first year of operation of the facility an investigation

shall be made of the impact of the use of the floodlights between the hours of 8.30pm and 10pm on the amenities of nearby residents. The outcome of that investigation will be used to inform the permanent hours of use which the Local Planning Authority may be prepared to permit which in any event will not be less than the hours of 8am to 8.30pm on any day.

In the event that the investigation of impact has not reached a conclusion within 12 months of the date of commencement of the use, the hours of illumination of the floodlights shall reduce to 8am to 8.30pm at the end of 12 months and remain as such unless the Local Planning Authority approves a different permanent period of illumination following its assessment of the investigation.

129. Application CH/10/0435, Revised access arrangements to and within Hednesford Park and landscaping, car parking and associated works, Hednesford Park, Hednesford

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.20 – 6.24 of the Official Minutes of the Council).

RESOLVED:

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

CHAIRMAN

The meeting closed at 4.15 p.m.