

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 23 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)

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

(Apologies for absence were received from Councillors D. N. Davies, Mrs. D. Grice and Mrs. D.M. Todd)

31. 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>
Burnett, G.	Application CH/08/0510 – Member of the Bat Conservation Trust	Personal

32. Disclosure of details of lobbying of Members

<u>Member</u>	<u>Details of Lobbying</u>
Bullock, L.W.	Application CH/09/0210 – Member has been lobbied

33. Minutes

RESOLVED:

That the Minutes of the meeting held on 9 September, 2009 be approved as a correct record.

34. Application CH/09/0200 – Residential Development – 3 storey rear extension, 6 first/second floor flats, existing and new ground floor area to be retail (A1) (outline), 84 Market Street, Hednesford

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 the determination of the application representations were made by the Applicant.

RESOLVED:

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

35. Application CH/09/0210 – Residential Development – 3 storey rear extension, 6 first/second floor flats, new ground floor area to be offices (B1) (outline), 84 Market Street, Hednesford

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.6 – 6.10 of the Official Minutes of the Council).

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

RESOLVED:

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

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

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 6.11 – 6.18 of the Official Minutes of the Council).

Prior to the determination of the application representations were made by two objectors.

The Development Control Manager advised the Committee that the Landscape Officer had requested an additional condition be added should permission be granted. A letter had been received from the Applicant's agent stating that every effort had been made to comply with Officers requirements. Additionally, a petition had been handed over at the site visit with 100 names covering residents concerns in respect of the proposal.

Members considered the proposal in light of the concerns expressed by the speakers on behalf of local residents and existing problems associated with the site in relation to the size and location of the premises; activity and disturbance caused by visitors and other existing problems associated with the site in relation to noise, litter and inconsiderate parking.

RESOLVED:

That the application be refused for the following reasons:

The proposal, which includes the extension of an existing takeaway (A5) and the creation of an additional takeaway (A5) unit, would result in the over intensification of the site to the

detriment of the amenity of local residents in terms of additional disturbance from vehicles and pedestrians, noise, litter and other activities. As such, the proposal is contrary to Policy B8 - Design Principles for New Built Development and Development Control Policy 3 – Hot Food Takeaways of the Cannock Chase Local Plan 1997.

37. Application CH/09/0230 – Provision of takeaway (A5) service, by delivery between 17.00 and 22.00 on all days in addition to existing restaurant (A3), 3 Ashworth House, Cannock Road

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.19 – 6.21 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an objection had received from Councillor C. Mitchell.

RESOLVED:

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

38. CH/09/0235 – Front and side extension incorporating porch and conservatory, 21 Hatherton Road, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.22 – 6.25 of the Official Minutes of the Council).

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

RESOLVED:

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

39. Application CH/08/0510 – Residential development – six detached dwellings (demolition of existing house) amended plans – reduction of 5 detached dwelling, amended landscaping

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.26 – 6.39 of the Official Minutes of the Council).

Prior to the determination of the application representations were made by the Applicant's agent. Members also had the opportunity to ask questions of the Council's Ecologist.

The Development Control Manager advised Members that the Landscape Officer had requested additional conditions in respect of the following: Access Drive to Plots 3 and 5 (landscape details); Access Drive to Plots 3 to 5 (Implementation); Boundary Fencing and Walls (details) Boundary Fencing and Walls (Implementation), be added should permission be granted. Additionally the Council's Ecologist had requested that Condition 26 be substituted for two alternative conditions:

1. A detailed bat mitigation plan will be submitted to Cannock Chase Council prior to the commencement of development. No works of any kind will commence in the application area until written approval for the contents of the plan have been obtained from Cannock Chase Council. The mitigation plan must cover all aspects of the measures necessary to maintain bat habitat, with particular reference to long term tree and shrub management, roost construction, and the phasing of mitigation measures;
2. Bat mitigation measures as approved by Cannock Chase Council will be fully implemented and maintained for the life of the approved development.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the additional conditions as outlined above.

CHAIRMAN