

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 9 MARCH, 2011 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Adamson, G. (Chairman)
 Bullock, L.W. (Vice-Chairman)

Allen, F.W.C.	Easton, R.
Ball, G. D.	Freeman, M.P.
Bernard, J.D.	Jones, R.
Burnett, G.	Williams, Mrs. P.
Burnett, J.	
Easton, Mrs. D.M.	

(Prior to the commencement of the meeting the Chairman advised that the order of the agenda was to be amended).

130. Apologies

Apologies for absence were received from Councillors Mrs. S.M. Cartwright and B. Williams.

131. 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>
Bullock, L.W.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member is a distant relative to the Landowner	Personal and Prejudicial
Bullock, L.W.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish	Personal

	Council representative in connection in with the application	
Adamson, G.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows one of the objectors who was speaking at the meeting and also knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Allen, F.W.C.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Ball, G.D.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Bernard, J.D.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows the two objectors speaking at the meeting and also knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Burnett, G.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Burnett, J.	CH/10/0294, Mixed use development of up to 450	Personal

	houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	
Easton, Mrs. D.M.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Easton, R.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Freeman, M.P.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Jones, R.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows Councillor J. Beddows who was speaking as the Parish Council representative in connection in with the application	Personal
Williams, Mrs. P.	CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes – Member knows	Personal

Councillor J. Beddows who was speaking as the Parish
Council representative in connection in with the application

132. Disclosure of lobbying of Members

Councillor L.W. Bullock declared that he had been lobbied in respect of application CH/10/0294, Mixed use development of up to 450 houses and up to 6300 square metres of employment floor space, formal and informal open space and new highway access, outline with access specified, environmental statement, Land off Norton Hall Lane and East Butts Lane, Norton Canes

133. Minutes

RESOLVED:

That the Minutes of the meeting held on 23 February, 2011 be approved as a correct record.

134. Members' requests for site visits

No requests for site visits were made.

135. Application CH/10/0403, Proposed woodland burial park (cemetery) with associated buildings, access, car parking and lighting at land to the east of Stile Cop Cemetery (resubmission of CH/09/0345), Land to east of Stile Cop Cemetery, Stile Cop Road, Rugeley

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.27 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the Applicants Agent.

The Planning Services Manager advised that the Applicants Agent had requested that a condition regarding the Ancient Woodland Survey be attached should the application be approved. Officers did not consider this extra condition necessary but it could be included should Members wish.

RESOLVED:

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

No development shall take place until a detailed botanical survey has been submitted to and approved in writing by the Local Planning Authority to determine whether any part of the woodland shaded blue on plan 13 is Ancient Woodland.

(Members asked that Officers liaise with the Highways Authority and request that they look at the maintenance regime for Stile Cop Road and assess the need for grit bins).

136. Application CH/10/294, Mixed use development of up to 450 houses and up to 6,300 square metres of employment floorspace (class B1 and B2 uses); formal and informal open space and new highway access, Outline application with access specified, application accompanied by an environmental statement, Land off Norton Hall Lane and Butts Lane,

Norton Canes

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.28 – 6.62 of the Official Minutes of the Council).

Having declared a personal and prejudicial interest Councillor L.W. Bullock left the meeting prior to consideration of this application.

Prior to consideration of the application representations were made by two objectors, Councillor J. Beddows (Norton Canes Parish Council Representative) and the Applicants Agent.

The Planning Services Manager provided the Committee with the following update:

Summary of proposed Planning Obligation (S106 Agreement):

Affordable Housing

14% with 75/25 rental/intermediate split with a review mechanism for later phases.

Off site sport and recreation

£650,000 towards indoor and outdoor sport/recreation facilities in Norton Canes and Heath Hayes

On site open space and sustainable drainage

Provision of play areas, swales and balancing ponds for adoption by the Council. Financial contribution towards ongoing maintenance of these to be agreed. Developers to manage the remainder of the informal open space in accordance with the landscape design and maintenance regime approved as part of the reserved matters. The open space be available to the public in perpetuity.

Traffic Measures (County Highways)

£150,000 to deliver a 20mph zone on Church Lane/Chapel Street and other local junction improvements as specified by the Highway Authority.

Travel Plan

Up to £500,000 for bus services over five years, £45,000 for travel vouchers (based on £50 per household), £19,000 for monitoring, training and publicity relating to the travel plan. Contingency (if required) of £75,000 for re-issue of vouchers, car club feasibility study and flexible bus service feasibility study.

Education

Standard formula based contribution to primary education in Norton Canes. This would relate to the actual housing mix proposed at the "reserved matters" stage.

Traffic Measures (Highways Agency)

Not via S106 but via S278 of the Highways Act a contribution of £150,000 towards improvements at Churchbridge roundabouts.

Safeguarding of Coal Reserves

The County Council as Mineral Planning Authority has concluded that there are unlikely to be viable shallow coal reserves under the site and in any event there would be significant concerns that coal could be worked in an environmentally acceptable manner in view of the proximity of residential properties. So there is no objection on the grounds of mineral sterilisation.

Amended and additional conditions

Condition 6 should refer to Use Class B1 not B8.

Replace condition 5 with a broader condition to deal with mitigation of impact of noise from the M6 toll and Norton Aluminium and also odour/dust from Norton Aluminium –

“Proposals to mitigate the impact on the occupiers of the proposed dwellings of noise from the M6 toll and Norton Aluminium and also odour/dust from Norton Aluminium for each individual phase of the development shall be submitted to and approved by the Local Planning Authority prior to the commencement of development of that phase. The mitigation measures shall be carried out in accordance with the approved details prior to the occupation of the dwellings”.

Omit condition 20 relating to Butts Lane emergency access as this is already covered in Condition 15.

RESOLVED:

- (i) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to provide for initial 14% affordable housing element (to be reviewed in future phases); the implementation of a Travel Plan up to a maximum of £564,000 including a new bus service between the site and Chase Terrace, Hednesford, Cannock, Brownhills and Walsall; a Travel Plan Monitoring Fee of £10,710; provision for remedial mitigation measures in the event of a failing Travel Plan in the form of capital contribution of £75,000 to the County to be spent on schemes to improve sustainable travel within Norton Canes; Highways Improvement measures up to a maximum of £150,000; provision of off-site formal outdoor and indoor sports facilities; laying out and maintenance of on site open space and funding of £650,000 for off-site formal indoor and outdoor provision and an Education Contribution based on a formula used by the County Council;
- (ii) That on completion of the Agreement the application be approved subject to the conditions contained in the report as amended above.

137. Proposed Tree Preservation Order at Elwell Transport, Power Station Road, Rugeley TPO No. 23/2010

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.63 – 6.70 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by two objectors and a letter supporting the objection was circulated to all Members.

RESOLVED:

That Tree Preservation Order 23/2010 be confirmed without modification.

CHAIRMAN

The meeting closed at 5.15 p.m.