

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 22 FEBRUARY, 2012 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK
PART 1

PRESENT: Councillors

Kraujalis, J.T. (Chairman)

Allen, F.W.C.	Fisher, P.A.
Ball, G.D.	Rowley, J.
Bernard, J.D.	Whitehouse, Mrs. L.
Burnett, G.	Williams, A.

(The Chairman reported that he had agreed that an additional item from Councillor G. Burnett would be considered at the end of the meeting. He also reminded Members that they were welcome to attend the Seminar for Parish Clerks which was being held in the Council Chamber on 23 February 2012 at 6.30pm).

110. Apologies

Apologies for absence were received from Councillors J. Burnett (Vice-Chairman), R. Jones, Mrs. D. Todd and R. Todd.

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

None declared

112. Disclosure of lobbying of Members

Councillor A. Williams declared he had been lobbied as a Group Leader by the Head of Planning and Regeneration in respect of Application CH/03/0747.

Councillor J. Rowley declared he had been lobbied by residents in respect of Application CH/11/0374 and CH/11/0390.

Councillor J. Kraujalis declared he had been lobbied by residents in respect of Application CH/11/0390 and CH/11/0179.

113. Minutes

With regard to Application CH/11/0421 (Blake Academy Application) the Chairman advised that Staffordshire County Council had agreed to remove the proposed pedestrian access to Marina Crescent.

RESOLVED:

That the Minutes of the meeting held on 1 February, 2012 be approved as a correct record.

114. Members' requests for site visits

Councillor G. Burnett requested that a site visit be made in respect of Application CH/12/0043, 1-5 Sharon Way, Hednesford, Creation of a new takeaway unit (A5), extension to existing fish bar, external alterations, new roof and timber fence enclosure to rear.

RESOLVED:

That a site visit be made in respect of Application CH/12/0043, 1-5 Sharon Way, Hednesford in order to assess the implications of the application.

115. Application CH/11/0312 – Residential Development, - erection of 3 detached 4 bedroom houses with access from Shoal Hill Close (outline including access and layout) Land rear of White Lodge, New Penkridge Road, Cannock

The Chairman advised that a local resident who had objected to the application had indicated that he may want to speak against the application but considered he had not been offered the opportunity to speak. In the interest of fairness the Chairman suggested that consideration of the application should be deferred to the next meeting. The Planning Services Manager reported that an apology would be sent to the resident for not notifying him of the date of the meeting and offering him the opportunity to speak at the next meeting.

RESOLVED:

That the application be deferred to the next meeting.

116. Application CH/11/0374 – Residential Development, erection of 6 houses, Land adjacent to 125 Norton East Road, Norton Canes

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.11 – 6.17 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by an objector and the applicant.

RESOLVED:

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

Condition 12:

No development hereby permitted shall commence until the car park to the Lido Working Mens Club, as approved under planning permission CH/11/0390 has been completed in accordance with the approved details and relevant conditions.

Reason:

To ensure satisfactory operation of the Lido Club and to prevent an increase in highway danger due to insufficient parking.

117. Application CH/11/0390, Part demolition of building to create new vehicle access off School Road with parking to rear, Lido Working Mens Club, 58 School Road, Norton Canes, Cannock

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.18 – 6.24 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by an objector. In relation to a point made by the objector the Planning Services Manager clarified that there was no proposal to erect a barrier on the access. He confirmed that it was proposed to replace the boundary fence with a brick wall and there would be a 5m clear access.

The Planning Services Manager advised that a lady had requested to speak at the meeting in support of the application; however, she was a user of the Club and did not meet the criteria for public speaking in support of the application as she was neither the applicant nor a person representing the applicant. He therefore read out her letter in support of the application for the benefit of Members. He also advised that a further late objection to the application had been received and he summarised this for Members. He further explained that two additional conditions would be added should the permission be granted.

RESOLVED:

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

118. Application CH/11/0179, Full planning permission for restaurant and takeaway with drive-through facility, carpark and associated landscaping; and outline planning permission for workshop/warehouse (B1/B8), Land adjacent Image Business Park, East Cannock Road, Hednesford

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.25 – 6.42 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by the Applicant's Agent.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 in order to secure access/egress arrangements for adjoining businesses; to ensure that the proposed workshop/warehouse units are sold or

rented based on appropriate market values for the relevant proposed use(s) and a financial contribution towards the proposed traffic calming measure, and;

- (B) On completion of the Agreement the application be approved subject to the conditions contained within the report for the reasons stated therein and to the following additional conditions:

Condition 14:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or notation on the approved plans no walls, fencing or other means of enclosure shall be erected on or adjacent to the proposed access into the application site without an express grant of planning permission from the Local Planning Authority.

Reason:

To ensure that existing access / egress arrangements for existing businesses are not compromised.

Condition 20:

No part of the development hereby approved shall be brought into use until a scheme to advise customers on 'no right turns' when leaving the site has been submitted to and agreed in writing with the Local Planning Authority. Thereafter the approved scheme shall be retained for the life of the development.

Reason:

In the interests of highway safety.

Condition 22:

No development shall commence until a scheme to control unauthorised access onto the proposed Workshop and Warehouse site (outline element of this planning application), until it has been developed and occupied. The scheme shall be submitted and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details.

Reason:

In the interests of the amenity of nearby neighbours. In accordance with Local Plan Policy B8.

119. Application CH/03/0747, Business use (B1) and ancillary employment supporting uses covering hotel (C1) restaurant (A3) and crèche/day nursery (D1) (outline) means of access, Mill Green Employment Site, Eastern Way, Cannock

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.43 - 6.51 of the Official Minutes of the Council).

The Planning Services Manger reiterated the reasons for the application from 2003 being submitted to the Committee (these were contained in the report). He advised that the Environment Agency had been reconsulted as well as the Highway Authority and a drainage condition was being recommended. Therefore it was proposed to substitute Condition 11 to reflect their request.

Councillor G. Burnett made reference to Live Work zones and sought an assurance that in agreeing to the application it would not preclude this type of mixed or housing development on the site. The

Chairman suggested that Councillor Burnett's comments in respect of the application be noted.

RESOLVED:

That the application be approved subject to the conditions contained within the report for the reasons stated therein and to the substitution of Condition 11 as follows:

The development hereby permitted shall not be commenced until such time as a surface water drainage strategy for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with Flood Risk Assessment (FRA), Ref: AAC4964, RPS February 2012.

The strategy shall also include:

Limiting the surface water outflow from the site to no more than 1245 litres/second.

Provision of sufficient routing and storage of surface water for up to and including the 1 in 100 year plus climate change event.

Provision of appropriate sustainable drainage elements for water quality treatment as detailed within the FRA.

Details of how the scheme shall be maintained and managed after completion.

The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of these.

120. Stoke on Trent and Staffordshire Local Enterprise Partnership and Greater Birmingham and Solihull Local Enterprise Partnership Planning Charters

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.52 – 6.63 of the Official Minutes of the Council).

RESOLVED:

That the Planning Control Committee endorse the recommendation of the Economic Development and Planning Policy Development Committee and that Cabinet be requested to recommend to Council that the two LEP Charters be signed up to.

121. Any Other Business

Councillor G. Burnett referred to the item 6 on the agenda – Report of the Planning Services Manager which related to background papers being available from the Planning Services Manager. He requested that a link be shown on the Agenda in order to assist both Members and the public to access the supplementary information that was available.

Members supported the suggestion and the Planning Services Manager stated that he would amend the agenda for the next meeting to reflect Councillor Burnett's request.

CHAIRMAN

(The meeting closed at 4.35p.m.)