

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 29 JULY, 2009 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**  
**PART 1**

PRESENT: Councillors

Burnett, J. (Chairman)

Allen, F.W.C.	Jones, R.
Ball, G.D.	Stretton, Mrs. P.Z.
Bullock, L.W.	Todd, Mrs. D.M.
Burnett, G.	

(Apologies for absence were received from Councillors D. N. Davies, R. Easton (Vice-Chairman) Mrs. D. M. Easton, M. P. Freeman, Mrs. D. Grice, B. Williams and Mrs. P. Williams).

**14. 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>
Stretton, Mrs. P. Z.	Is a friend of one of the objectors and his wife	Personal

Discussion took place on whether the Committee wanted disclosure of lobbying recorded at future meetings. It was

AGREED:

That an item be placed on agendas of the Planning Control Committee to enable disclosure of details of lobbying of Members.

**15. Minutes**

RESOLVED:

That the Minutes of the meeting held on 8 July, 2009 be approved as a correct record, subject to the addition of Councillor R. Jones' name being included on the list of those present at that meeting.

## 16. Members' Requests for Site Visits

That the following applications be subject to site visits by Members of the Committee:

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

Reason: Potential over intensive form of development.

CH/09/0211 – 84 Market Street, Hednesford – Change of use from bank (A2) to restaurant (A3)

Reason: Related to application CH/09/0200 above.

CH/09/0157 – Fallow Park, Rugeley Road, Hednesford

Reason: Impact on Green Belt.

## 17. **Application CH/09/0137 – Land Adjacent to High View, Cannock Wood Road, Rawnsley – Demolition of Existing Sheds and Stables and Construction of new Stable Block. Change of Use of Land from Stable Yard to Caravan Site for Two Mobile Homes, a Bathroom and Utility Block and Hardstanding for the Parking of Vehicles and Two Touring Caravans.**

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 5.1 – 5.10 of the Official Minutes of the Council).

The Committee had previously requested information on the number of road traffic accidents that had occurred. The Planning Services Manager reported that he had been informed that between the junction with Littleworth Road and New Hayes Road during the last five years there had been three accidents, two of which had involved cars turning out of New Hayes Road colliding with cyclists.

A species survey had been carried out with respect to great crested newts, bats and badgers and it had been confirmed that no badgers were on the site nor bats roosting, therefore there would be no negative impact on them. With respect to great crested newts an assessment had been undertaken and a licence sought to enable any found within the site to be relocated as part of a mitigation strategy which the Council's ecologist considered satisfactory for the purpose of demonstrating that the species would be maintained at favourable conservation status. In relation to the other two tests for the issuing of licences the Planning Services Manager advised that in his view the overriding public interest of a social nature & the lack of available alternative sites tests were also met.

The Planning Services Manager informed the Committee that Cannock Chase could be required to provide between 28/35 additional pitches for Gypsies & Travellers in accordance with the West Midlands Regional Spatial Strategy Phase 3 Revision currently out to consultation. Cabinet had considered this matter and had objected to the proposals as the options proposed did not adequately take into account the size of the District, nor recognise the substantial areas of Green Belt.

It was reported that local land owners had been written to, to ascertain if they would be willing to provide sites for this purpose, but no positive responses had so far been received.

A Member expressed concerns regarding the behaviour of Gypsies & Travellers and was informed by the Head of Legal and Democratic Services that his comments were inappropriate.

Prior to the determination of the application representations were received from two objectors and the applicant's agent.

RESOLVED:

That the application be refused for the following reason:-

The proposed caravan site, utility block & hardstanding comprise inappropriate development in the Green Belt, contrary to the provisions of Policy C1 of the Cannock Chase Local Plan 1997 & Planning Policy Guidance Note 2 Green Belt 1995. The evidence submitted of need for Gypsy & Traveller accommodation was not considered to amount to very special circumstances sufficient to outweigh the presumption against inappropriate development in a Green Belt.

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CHAIRMAN