

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 17 JUNE, 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.	Grice, Mrs. D.
Ball, G.D.	Jones, R.
Bullock, L.W.	Stretton, Mrs. P.Z.
Davies, D.N.	Williams, B.
Easton, Mrs. D.M.	Williams, Mrs. P.
Freeman, M.P.	

(Apologies for absence were received from Councillors G. Burnett and Mrs. D.M. Todd).

6. Minutes

RESOLVED:

That the Minutes of the meeting held on 3 June, 2009 be approved as a correct record.

7. Members' Requests for Site Visits

That the following application be subject to a site visit by Members of the Committee:

Application CH/09/0137 – demolition of existing stables and sheds and construction of new block, to include change of use from stable yard to caravan site for two mobile homes. Land adjacent to High View, Cannock Wood Road, Rawnsley.

Reason: To assess the impact on traffic

8. Application CH/09/0105 Residential development – three pairs of semi-detached dwellings, demolish existing shop (outline including access and layout) (resubmission of planning application CH/08/0561) – 349 and to the rear of 347 and 349 Littleworth Road, Rawnsley.

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 5.1 – 5.9 of the Official Minutes of the

Council).

Prior to determination of the application, representations were made by the Applicant and two Objectors.

Members considered and debated:

- a) That the level of dwellings proposed to the rear of the site would constitute over development and over intensification of the application site, in relation to the character of the surrounding area
- b) That because of the layout of the proposed site the proposed dwellings to the rear of the application site would be visible to neighbours and result in adverse impact on the amenity of those neighbours by way of loss of outlook and privacy
- c) Increased activity associated with the six proposed dwellings including vehicular movements would have an adverse impact on the amenity of neighbours.

RESOLVED:

That the application be refused for the following reason:

The proposed layout particularly the rear continuous row of four dwellings to the rear of the application site would constitute over development, which would appear cramped, conspicuous and out of character with the surrounding area to the detriment of the character of the area and the amenity of neighbours residents. As such, the development conflicts with policies B8, H3, and DCP6 of the Cannock Chase Local Plan.

9. **Application CH/09/0029 Pitched roof over existing flat roof to front, alterations to ground floor retail area and two storey extension to rear incorporating 2 flats (amended block plan) – 322 Cannock Road, Chadsmoor**

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 5.10 – 5.17 of the Official Minutes of the Council).

The Planning Services Manager reported that there were 5 parking spaces at the front of the development.

Members considered and debated:

- a) That County Highways had advised that the proposed development would fall short of the required parking spaces as set out in Council's SPD on parking standards
- b) That the application site is located on a main and busy road and therefore a shortfall in parking would result in on street parking to the detriment of highway safety.

RESOLVED:

That the application be refused for the following reason:

The parking for the extended retail element of the proposal would fall short of the standards in Supplementary Planning Document (SPD1), Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport. As such, the proposal would lead to on street parking to the detriment of the free flow of traffic and highway safety. The proposal therefore conflicts with SPD1 and Policy T13 of the Staffordshire and Stoke on Trent Structure Plan (1996-2011).

10. Application CH/09/0128 Single storey rear extension – 6 Chestall Road, Cannock Wood

Consideration was given to the Report of the Planning Services Manager (Enclosure 5.18 – 5.20 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.

11. Member Training

Consideration was given to the Note of the Planning Services Manager and Legal and Democratic Services Manager (Enclosure 5.21 of the Official Minutes of the Council).

Members received the note for information.

CHAIRMAN