

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY 23 JUNE, 2010 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

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

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| Ball, G.D. | Easton, Mrs. D.M. |
| Bernard, J.D. | Easton, R. |
| Burnett, G. | Freeman, M.P. |
| Burnett, J. | Whitehouse, Mrs. L. |
| Cartwright, Mrs. S.M. | Williams, Mrs. P. |

8. Apologies

Apologies for absence were received from Councillors F.W.C. Allen and B. Williams.

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

No declarations of interests were made.

10. Disclosure of lobbying of Members

No disclosures of lobbying were made.

11. Minutes

RESOLVED:

That the Minutes of the meeting held on 2 June, 2010 be approved as a correct record.

Arising from consideration of the Minutes Councillor J. Burnett asked for an update on the issue of nesting facilities for wild birds. The Head of Regeneration confirmed that the Council's Ecologist would be consulted and an Officer would respond directly to Councillor Burnett.

12. Members' requests for site visits

No requests for site visits were made.

13. Application CH/10/0018 Residential development, erection of pair of semi detached 3 bedroom houses, garage court, rear of Hislop Road, Pear Tree Estate, Rugeley

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.6 of the Official Minutes of the Council).

The representative of Planning Services advised that negotiations had taken place with the developer to improve the front design of the properties. The front doors of the properties would now be situated at either end. The Applicant had supplied 2 letters from owners of a number of properties on the Pear Tree Estate who had no objection to the Applicant connecting to the sewer system. It was further explained that the Council's Landscape Officer had requested an additional condition be added should permission be granted.

The Council's Solicitor advised Members that she had considered the legal opinion provided by the Applicant referring back to the 1984 conveyance of the land implying that new development can be connected to the existing system. The Solicitor confirmed that this had not convinced her that there is a right to connect to the existing sewer. Therefore the previous sewerage condition will be attached to the consent to ensure that the required details are provided before development can commence.

Prior to consideration of the application representations were made by the Applicant and Councillor A. Williams, the Ward Councillor.

RESOLVED:

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

- The existing drainage condition 9 contained in the report to be amended to:
'No development shall commence until a scheme setting out full details of the works for the disposal of sewage and means of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The submitted surface water drainage proposals shall incorporate a rainwater harvesting scheme to serve the approved dwellings. The site shall not be occupied until after the approved works have been carried out. Reason: To prevent pollution and to ensure compliance with Local Plan Policy PEP1: Water Pollution Prevention.'
- Additional landscaping condition:
' Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of visual amenity of the area in accordance with Local Plan Policies B8, C8 and C15.'
- Additional condition to make provision for bird nesting:
'One house sparrow terrace consisting of at least three nest chambers shall be built into the fabric of each dwelling and retained throughout the life of the development. Reason: To maintain and restore biodiversity in the urban area to comply with the requirements of PPS9 and accord with Local Plan Policy B8: Design Principles for New Built Development.'

14. Application CH/10/0147, 25 Garden Drive, Brereton, Retention of conservatory to rear

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.7 – 6.9 of the Official Minutes of the Council).

RESOLVED:

That the application be deferred for a site visit to enable the Committee to visit the property and look at the conservatory and make an informed opinion.

15. Proposed Tree Preservation Order at 9 Mount Road, Etchinghill, Rugeley TPO 4/2010

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.10 – 6.16 of the Official Minutes of the Council).

RESOLVED:

That as the Tree Officer was unavailable and the objector could not be contacted consideration of the proposed Tree Preservation Order be deferred.

CHAIRMAN

(The meeting closed at 3.20p.m.)