

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 13 MAY, 2009 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**  
**PART 1**

PRESENT: Councillors

Burnett, J. (Chairman)  
Mawle, D.L. (Vice-Chairman)

Allen, F.W.C.	Grice, Mrs. D.
Ball, G.D.	Jones, R.
Bullock, L.W.	Stretton, Mrs. P.Z.
Davies, D.N.	Todd, Mrs. D.M.
Easton, R.	Williams, B.
Freeman, M.P.	Williams, Mrs. P.

(An apology for absence was received from Councillor Mrs. H.M. Sutton).

With the agreement of the Chairman, the order of the Agenda was amended and the revised order was circulated prior to the commencement of the meeting.

94.	<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
	Williams, Mrs. P.A.	Application CH/09/0016, Residential Development (outline including access), land north-end of Wolseley Road between the junction of Bower Lane and Brindley Bank Pumping Station, Rugeley	Declared she had predetermined the application and would make representations in respect of the application and then withdraw from the meeting and take no part in the debate or decision making process
	Davies, D.N.	Application CH/09/0045, Replacement fire station and Construction of new fire station,	Personal

**95. Minutes**

RESOLVED:

That the Minutes of the meeting held on 22 April, 2009 be approved as a correct record.

**96. Members' Requests for Site Visits**

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

Application CH/09/0087, Two storey extension to side and rear, single storey rear extension, carport and shed to rear, 43 Anson Street, Rugeley

Reason: To assess the visual impact, design and size.

**97. Application CH/09/0016, Residential development (outline including access) (illustrative layout), land north-east of Wolseley Road, between junction of Bower Lane and Brindley Bank Pumping Station, Rugeley**

Consideration was given to the Report of the Planning Services Manager (Enclosure 5.5 – 5.21 of the Official Minutes of the Council).

The Planning Services Manager advised the Committee that 3 further items of correspondence had been received. One from the Rugeley Environment Group which reiterated the objections contained within the original report which was before the Committee at the last meeting. The second from Brereton and Ravenhill Parish Council, and the third, a letter circulated by Councillor D.N. Davies.

At the request of Members of the Committee the letter from Brereton and Ravenhill Parish Council is set out below: -

"Your ref.: CH/09/0016

Dear Sirs,

**Land North-east of Wolseley Road between junction of Bower Lane and Brindley Bank Pumping Station, Rugeley**

Brereton and Ravenhill Parish Council (BRPC) has had its attention drawn to the above planning application. This is wholly within Rugeley and does not adjoin Brereton and Ravenhill; so we would not normally comment on such an application. However, since allowing it would have substantial implications for Brereton and Ravenhill, we consider it right to do so on this occasion.

As you will be well aware, there are substantial brownfield sites that have planning permission for housing development and others that are now vacant and in respect

of which there can be no objection in principle to housing. In the current housing market they are remaining undeveloped eyesores. Within Brereton and Ravenhill there are three such sites, each of which is prominent and has a substantial adverse impact on the streetscene:

- The former Hindley's Bakery site, Wharf Road, Ravenhill, the road leading to Rugeley Town Station car park;
- The Thorn site, Main Road Brereton, a highly visible location on the parish's principal road; and
- The Nurseryfields School/former Brereton Library/bungalow Site, Brereton Main Road, which is having a serious adverse impact on the Brereton Conservation Area, a matter about which we have previously contacted you.

BRPC is concerned that, if lower-cost unallocated Greenfield land, such as the Wolseley Road site were given planning permission, these sustainable and appropriate brownfield sites would be more difficult to develop in the current and the foreseeable market conditions. It is our firm view that appropriate brownfield sites, such as those mentioned above must take priority.

Granting planning permission for the unallocated Greenfield Wolseley Road site would cause real harm in planning terms, making development of brownfield sites less likely. Creating a disincentive to develop these brownfield sites by developing a Greenfield site when the market is weak would:

- fail to make *"efficient and effective use of land, including re-use of previously-developed land"* contrary to PPS3 paragraph 10;
- fail to prioritise development of previously developed land contrary to PPS3 paragraph 36; and
- fail to make to make *"effective use of land by re-using land that has been previously developed"* contrary to PPS3 paragraph 40.

BRPC has concentrated on substantial sites. The same point also applies (albeit on a lesser scale) in respect of smaller sites, such as the former Brereton Methodist School, Brereton Main Road, where delay in development is also harming the Brereton Conservation Area, a matter which BRPC has previously drawn to your attention.

BRPC notes Stafford Borough Council's comments and shares its concern. However in respect of those comments BRPC would draw attention to PPS3 paragraph 67.

BRPC is limiting its comments to the harm caused by developing a Greenfield site while brownfield sites remain undeveloped eyesores. No inference (one way or the other) should be drawn in respect of any other possible refusal reasons.

Finally may we apologise for the lateness of this letter. As you will know this is not in any way our normal practice. Unfortunately the application has only recently come to our

attention and it was necessary to consult on our response.

Yours faithfully,

Tim Jones

Chair Planning Committee, Brereton and Ravenhill Parish Council

Copied to

District Cllrs D Davies and B Williams

Mr P Davies, Parish Clerk

Parish Cllrs Fisher, Johnson, Molineux and Parton”

Prior to determination of the application representations were made by an objector and the applicant's agent.

RESOLVED:

That the application be refused for the following reason:

There is an up-to-date five year supply of deliverable brownfield housing sites in Rugeley/Brereton. The grant of planning permission on this Greenfield site would be likely to create a disincentive to develop these brownfield sites and thereby be harmful to the aim of Planning Policy Statement 3 Housing (2006) as specifically expressed in paragraphs 10, 36 & 40.

(Having declared that she had predetermined the application and having made representations, Councillor Mrs. P. Williams left the room and took no part in the debate or decision making process).

**98. Application CH/09/0098, Replacement agricultural building and hardcore to exiting track – land c/o Westring, Etching Hill Road, Rugeley**

Following a site visit by Members of the Committee, consideration was given to the Report of the Planning Services Manager (Enclosure 5.1 – 5.4 of the Official Minutes of the Council).

The Planning Services Manager advised the Committee that the height of the building would now be 4.7m which was contained within the report.

RESOLVED:

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

**99. Application CH/09/0045, Replcement fire station and construction of new fire station, Hednesford Road/Old Hednesford Road, Cannock**

Consideration was given to the Report of the Planning Services Manager (Enclosure 5.22 – 5.37 of the Official Minutes of the Council).

RESOLVED:

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

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CHAIRMAN