

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 18 NOVEMBER, 2009 AT 3.00 P.M.**  
**IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**  
**PART 1**

PRESENT: Councillors

Freeman, M.P. (In the Chair)

Allen, F.W.C.	Stretton, Mrs. P.Z.
Burnett, G.	Todd, Mrs. D.M.
Davies, D.N.	Williams, B.
Grice, Mrs. D.	Williams, Mrs. P.
Jones, R.	

(With the permission of the Chairman, the order of the Agenda was amended).

**52. Apologies**

Apologies for absence were received from Councillors J. Burnett (Chairman), R. Easton (Vice-Chairman), G.D. Ball, L.W. Bullock and Mrs. D.M. Easton.

As both the Chairman and Vice-Chairman had submitted their apologies Councillor M.P. Freeman was elected Chairman for the meeting. The Committee expressed their best wishes to the Chairman, Councillor J. Burnett for a speedy recovery.

**53. 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>
Grice, Mrs. D.	TPO/17/2009 5 Bedford Place, Hednesford - Member of Brindley Heath Parish Council and Hednesford Parish Council	Personal
Freeman, M.P.	Application CH/09/0157, Demolition of existing buildings and construction of 13 detached dwellings, Fallow Park, Rugeley Road, Hednesford – in his role as Housing Portfolio Holder he has met with the agent and developer	Personal

**54. Disclosure of details of lobbying of Members**

There were no disclosures of details of lobbying of Members

**55. Minutes**

RESOLVED:

That the Minutes of the meeting held on 28 October, 2009 be approved as a correct record.

**56. Members' requests for site visits**

There were no requests for site visits.

**57. Application CH/09/0157, Demolition of existing office buildings and construction of 13 detached dwellings, Fallow Park, Rugeley Road, Hednesford, Cannock**

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.1 – 6.13 of the Official Minutes of the Council).

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

The Planning Services Manager advised that the proposal was a departure from the provisions of the Development Plan and should Members be minded to approve the application it would need to be referred to the Government Office for the West Midlands for them to consider whether it should be "called in" for the Secretary of State to determine.

RESOLVED:

That the application be refused for the following reason`:

The proposal constitutes inappropriate development in the Green Belt which would have an adverse effect on openness particularly because of the spread of the development across the site and the height of the proposed buildings. The scheme is therefore contrary to Policies C1 of the Cannock Chase Local Plan 1997 & DS13 of the Staffordshire Structure Plan.

(Councillors F.W.C. Allen, M.P. Freeman, Mrs. P.Z. Stretton and Mrs. D.M. Todd requested that their names be recorded as having voted against this decision).

**58. Application CH/08/0386 Details of distributor road alignment, design, crossings and junctions (Including drainage and lighting) and landscaping (Reserved Matters), Pye Green Valley Distributor Road, Greenheath Road to Hightown**

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.14 – 6.23 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Councillor Mrs. L. Pearce (the Ward Councillor).

The Planning Services Manager advised that an outline application had previously been

approved by the Committee and this was subject to the completion of a Section 106 Agreement. Should Members be minded to approve the reserved matters application today, the Section 106 Agreement would need to be completed first. He further informed Members that the Landscape Officer had expressed concerns regarding the landscaping and drainage schemes. However, these concerns had been addressed. Furthermore, the Landscape Officer had requested two additional conditions (E12 and E15) be attached to any approval. Additionally, the Landscape Officer had requested a condition be attached regarding the siting of the proposed cycle/footway should the application be approved. He further stated that a response had now been received from Staffordshire Wildlife Trust who had no objection to the application.

RESOLVED:

That the application be deferred to allow further information to be sought from Staffordshire County Council on the relationship of the proposals to the wider transport infrastructure for the area.

**59. Proposal to extend the permitted range of goods that can be sold under a Section 52 Agreement dated 26/4/88, Linkway Retail Park, Watling Street, Cannock**

Consideration was given to the Report of the Planning Services Manager (Enclosure 6.28 – 6.34 of the Official Minutes of the Council).

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

The Planning Services Manager advised that the Applicant's Agent had requested that the recommendation be amended to allow the sale of clothing and footwear from one unit and that any other goods be permitted to be sold on an ancillary basis only. The Planning Services Manager advised that his recommendation was that the ancillary goods sales be allowed but not the clothing and footwear.

RESOLVED:

That the Council enter into a Deed of Release from the existing Agreement made under Section 52 of the Town and Country Planning Act 1971 and enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to allow the sale of goods in Column B of Annex A in addition to those in Column A together with clothing and footwear from one unit on the site only. Any other goods to be sold only if they are genuinely ancillary to the principal retail use.

**60. Proposed Tree Preservation Order at 5 Bedford Place, Hednesford – TPO No. 17/2009**

Following a site visit by Members of the Committee consideration was given to the Report of the Planning Services Manager (Enclosure 6.24 – 6.27 of the Official Minutes of the Council).

The Committee were advised that a further objection had been received.

RESOLVED:

That the Tree Preservation Order No. 17 of 2009 be confirmed without modification.

(The meeting closed at 4.45pm).

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CHAIRMAN