

Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee

Held on Wednesday 28 September 2022 at 3:00pm
in the Council Chamber, Civic Centre, Cannock

Part 1

Present:
Councillors

Thompson, S.L. (Chair)
Beach, A. (Vice-Chair)

Cartwright, S.M.	Kruskonjic, P.
Crabtree, S.K.	Muckley, A.M.
Fletcher, J.	Thornley, S.J.
Hoare, M.W.A.	Wilson, L.J.
Kraujalis, J.T. (substitute)	

32. Apologies

Apologies for absence were received from Councillors A.A. Fitzgerald, V. Jones, and A.R. Pearson, and M.S. Buttery (substitute).

Notification had been received that Councillor Buttery would be substituting for Councillor V. Jones, and Councillor Kraujalis would be substituting for Councillor Pearson.

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

Member	Interest	Type
Kraujalis, J.T.	Application CH/22/0237, 54 Lloyd Street, Cannock, Staffordshire WS11 1HE , Outline application - access only - for the residential development of land to the rear of 54 Lloyd Street (including demolition of No. 54) - Member was a friend of S. Thornley who had registered to speak against the application.	Personal and Pecuniary
Kraujalis, J.T.	Application CH/22/0250, Shell Petrol Filling Station, Watling Street, Cannock, WS11 1SL , Provision of an EVC hub and associated works - Member lives near to the application site.	Personal
Kruskonjic, P.	Application CH/22/0215, 71 Old Penkridge Road, Cannock, WS11 1HY , Residential development of 2 No. bungalows to land rear of 71 Old Penkridge Road, Cannock - Member was a friend of S. Massey who had registered to speak against the application.	Personal and Pecuniary

Member	Interest	Type
Thompson, S.L.	Application CH/22/0215, 71 Old Penkridge Road, Cannock, WS11 1HY , Residential development of 2 No. bungalows to land rear of 71 Old Penkridge Road, Cannock - Member knows the builder.	Personal and Pecuniary
Thornley, S.J.	Application CH/22/0237, 54 Lloyd Street, Cannock, Staffordshire WS11 1HE , Outline application - access only - for the residential development of land to the rear of 54 Lloyd Street (including demolition of No. 54) - Member had objected to the application.	Personal and Pecuniary

34. Disclosure of Details of Lobbying by Members

Nothing declared.

35. Minutes

Resolved:

That the Minutes of the meeting held on 31 August 2022 be approved as a correct record.

36. Members Requests for Site Visits

None requested.

37. Application CH/22/0034, 4 Penk Drive North, Rugeley, WS15 2XY, Demolition of existing garage and house construction of two detached dwellings. Resubmission of CH/21/0331

Following a site visit, consideration was given to the report of the Interim Development Control Manager (Item 6.1 – 6.20) presented by the Principal Development Control Planner.

The Principal Development Control Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons outlined therein.

38. Application CH/22/0250, Shell Petrol Filling Station, Watling Street, Cannock, WS11 1SL, Provision of an EVC hub and associated works

Following a site visit, consideration was given to the report of the Interim Development Control Manager (Item 6.21 – 6.36) presented by the Planning Officer.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to determination of the application representations were made by Mrs. Farnsworth, (an objector) and Harry Capstick, Planning Consultant, in support of the application, speaking on behalf of the applicant.

A Member asked whether trellis could be added to the top of the fencing to protect the amenity of the objector's property. The Interim Development Control Manager confirmed that, should Members be minded to approve the application, this could be dealt with by an additional boundary treatment condition.

Resolved:

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

Prior to the installation of the cabinet equipment hereby permitted, a scheme of boundary treatment details (including proposed trellis) in the areas adjacent to the proposed cabinets shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall aim to provide visual screening to the cabinets from neighbouring residential properties. Prior to first use of the EV charging bays hereby permitted, the approved boundary details shall be implemented on site and thereafter retained in good condition.

Reason: In the interests of the visual amenity of the site in line with Local Plan Policy CP3.

39. Application CH/21/0404, St Saviours Church, High Mount Street, West Hill, Cannock, WS12 4BN, Demolition of existing building and erection of 6 bungalows

Following a site visit, consideration was given to the report of the Interim Development Control Manager (Item 6.37 – 6.73) presented by the Senior Planner.

The Senior Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application, representations were made by John Heminsley, Planning Consultant, speaking in support of the application on behalf of the applicant.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons outlined therein.

(At this point in the proceedings the Committee adjourned for a ten-minute comfort break).

40. Application CH/22/0237, 54 Lloyd Street, Cannock, Staffordshire WS11 1HE, Outline application - access only - for the residential development of land to the rear of 54 Lloyd Street (including demolition of No. 54)

Having declared a personal and pecuniary interest, Councillors Kraujalis and Thornley left the meeting prior to the consideration and determination of this application.

Following a site visit, consideration was given to the report of the Interim Development Control Manager (Item 6.74 – 6.98) presented by the Senior Planner.

The Senior Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application, representations were made by James Maiden and Steve Thornley, who were objecting to the application and shared the ten minutes between them.

Councillor Muckley moved that the application should be refused, and outlined her reasons for this. Councillor Crabtree seconded the motion. The Interim Development Control Manager clarified the reasons given and raised concerns in respect of a refusal on highways grounds given that Highways had no objection to the application and the difficulty of sustaining such a reason for refusal at appeal. Councillor Muckley then re-proposed that the reasons for refusal would relate to the loss of the open area only which was seconded by Councillor Crabtree. Following a vote, the motion was carried.

Resolved:

That the application, which was recommended for approval, be refused for the following reason:

The proposed development would result in the loss of openness and green space to the detriment of the character of the area and the amenity of surrounding properties. As such the proposed development would be contrary to Local Plan Policy CP3 and paragraph 130(c) & (f) of the National Planning Policy Framework.

(Councillor Crabtree left the meeting at this point and did not take part in the determination of the remaining applications.)

41. Application CH/22/0215, 71 Old Penkridge Road, Cannock, WS11 1HY, Residential development of 2 No. bungalows to land rear of 71 Old Penkridge Road, Cannock

Having declared a personal and pecuniary interest, Councillors Thompson (Chair) and Kruskonjic left the meeting prior to the consideration and determination of this application. The Vice Chair, Councillor Beach, therefore, took the Chair for the determination of this application.

Consideration was given to the report of the Interim Development Control Manager (Item 6.99 - 6.126) presented by the Senior Planner.

The Senior Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application, representations were made by Simon Massey, an objector.

The Interim Development Control Manager clarified that the principle of development on the site had been established, given that planning permission had been approved by the Committee in 2019. Should Members be minded to refuse the application, they would need to show what harm now exists that is materially different to when the application was previously approved.

Councillor Hoare requested that a site visit be undertaken so that Members could obtain a better understanding of the proposal in the context of the site. This was seconded by Councillor Fletcher. Following a vote, this motion was carried.

Resolved:

That Members undertake a site visit so that the Committee could obtain a better understanding of the proposal in the context of the site.

42. Application CH/21/0023, Castle Inn, 141 Main Road, Brereton, Rugeley WS15 1DX, Demolition of existing building and the erection of an apartment building and associated landscaping, parking, and access

Consideration was given to the report of the Interim Development Control Manager (Item 6.127 - 6.170) presented by the Principal Development Control Planner.

The Principal Development Control Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals. The Committee was advised of a verbal update regarding Condition No.17 (approved plans) which corrects the superseded revisions shown in the officer report. The plans in the agenda pack and presentation were the current versions and are highlighted below. The conditions are updated to correspond:

“Condition No.17

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 32 G (Sketch proposal floor plans)
Drg No. 31 Rev F (Sketch proposals elevations)
Drg No. 30 Rev K (Site & location plan)
Drg No. P19-3114 01-J (Detailed soft landscape plan)
Drg No. P19-3114-02-H (Boundary Treatments)
Drg No. P19-3114 04 – B (Typical tree pit)
Maintenance gate
Courtyard gates
Cycle store
Bin bay screening
Bat report
Bat survey
Flood Risk Statement & Surface Water Drainage Strategy dated August 2022
Planning & Heritage Assessment
Fast Charging Twin Charger details
Lo-carbon Sentinel details
Kinetic Advance details
Asbestos report
BRE report

Reason: For the avoidance of doubt and in the interests of proper planning”.

(Councillor Wilson briefly left the meeting during the consideration of this application.)

Prior to consideration of the application, representations were made by David Pickford, the applicants' agent, speaking in support of the application.

Resolved:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 for the provision of affordable housing.
- (B) That, on completion of the Agreement, the application be approved subject to the conditions contained in the report for the reasons outlined therein.

(Councillor Wilson did not vote on this application having briefly left the meeting during the presentation. Councillor Kruskonjic requested his name be recorded as having voted against the decision on this application).

43. Application CH/22/0184, Ivy Gardens, Norton Canes, WS11 9SE, Two Bedroom Detached Bungalow

Consideration was given to the report of the Interim Development Control Manager (item 6.171 - 6.195) presented by the Senior Planner.

The Senior Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

The Interim Development Control Manager clarified that the principle of development on the site had been established, given that planning permission had been approved by the Committee in 2017. Should Members be minded to refuse the application, they would need to show what harm now exists that is materially different to when the application was previously approved.

Resolved:

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

44. Application CH/22/0302, 35 Greenwood Park, Pye Green, Cannock WS12 4DQ, Application Under Section 73 of the 1990 Town and Country Planning Act to not develop the scheme in accordance with Condition 1 (approved plans) but in accordance with the amended plans (change flat roof to pitched roof) pursuant to planning permission CH/21/0438

Consideration was given to the report of the Interim Development Control Manager (item 6.196 - 6.207) presented by the Senior Planner.

The Senior Planner provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Resolved:

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

The meeting closed a 6.23pm.

Chair