

CANNOCK CHASE COUNCIL

**MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE**

WEDNESDAY 14 FEBRUARY, 2018 AT 3:00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

Cartwright, Mrs. S.M. (Chairman)
Pearson, A.R. (Vice-Chairman)

Allen, F.W.C. Lea, C.I.
Cooper, Miss J. Smith, C.D. (substitute)
Hoare, M.W.A. Todd, Mrs. D.M.
Kraujalis, J.T.

98. Apologies

Apologies for absence were received from Councillors A. Dean, A. Dudson, M.R. Grocott, D.J. Snape, P.A. Snape and M. Sutherland.

Notification had been received that Councillor C.D. Smith would attend as substitute for Councillor D.J. Snape.

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

There were no declarations of interests submitted.

100. Disclosure of lobbying of Members

All Members present, with the exception of Councillor A. Pearson, declared that they had been lobbied in respect of Application CH/17/237, Land at the Academy Early Years Childcare (Former Talbot Inn Public House), Main Road, Rugeley, WS12 1EE – full demolition of the existing former academy/public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use.

101. Minutes

RESOLVED:

That the Minutes of the meeting held on 24, January, 2018 be approved as a correct record.

102. Members' Requests for Site Visits

None

103. Application CH/17/237, Land at the Former Academy Early Years Childcare (Former Talbot Inn), Main Road, Rugeley – Demolition of the existing former academy/public house and associated buildings and the erection of a replacement office building with mixed D1/B1 use

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.57 of the Official Minutes of the Council).

Prior to the consideration of the application representations were made by Paul Fisher who was objecting to the application and Ben Davis who was speaking in support of the application on behalf of the applicant.

RESOLVED:

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

1. The proposal would result in the loss of a building of special local architectural and historic interest, which is the third oldest building in the parish of Brereton and Ravenhill, is listed as being a building of importance in the Brereton and Ravenhill Parish Plan, and which makes a positive contribution to the character and appearance of the Brereton Conservation Area and the setting of the adjacent listed buildings. As such the proposed demolition would result in harm to the visual amenity of the area and substantial harm to significance of these designated heritage assets contrary to Policy CP15 of the Cannock Chase Local Plan (Part 1).
2. In accordance with Paragraph 133 of the National Planning Policy Framework any proposal leading to substantial harm to the significance of a designated heritage asset should not be granted consent unless it can be demonstrated that that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm or all of the other tests set out in paragraph 133 have been met.

In this instance it is considered that the socio-economic and environmental benefits of the proposals do not outweigh the harm to the designated heritage assets. In addition it is considered that although extensive works would need to be undertaken the applicant has not demonstrated that the nature of the heritage asset prevents all reasonable uses of the site, that no viable use of the heritage asset can be found through appropriate marketing or through grant funding.

As such the proposal is contrary to Paragraph 133 of the National Planning Policy Framework.

3. The proposed replacement building by virtue of the use of extensive glazing in the rear part of the building does not come close to being in context with the surrounding historic buildings. Any new build should be sympathetic in design

and material so as to enhance rather than overshadow the history around it. This site is at the very gateway to Brereton and Ravenhill and to Rugeley. The whole gateway would be ruined by the proposed new build and would have far reaching impact on the conservation area and adjacent historical buildings and therefore fail to preserve the character and appearance of the conservation area and the setting of the nearby listed buildings contrary to Policies CP3 and CP15 of the Cannock Chase Local Plan (Part 1) and paragraph 133 of the NPPF.

104. Application CH/17/419, Oakenway, Kingsley Wood Road, Cannock – Residential development:- demolition of existing bungalow, garage and outbuilding and erection of 1 no. house (resubmission of approved application CH/16/275)

Consideration was given to the report of the Development Control Manager (Item 6.58 – 6.77 of the Official Minutes of the Council).

RESOLVED:

- (A) That, as very special circumstances exist, the Committee agreed that the proposal was acceptable in the Green Belt location and the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 in order to remove permitted development rights.
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report.

105. Application CH/17/234, 71 Old Penkridge Road, Cannock – Residential development: 2 no. detached dwellings (outline only including access and layout)

Consideration was given to the report of the Development Control Manager (Item 6.78 – 6.93 of the Official Minutes of the Council).

Prior to consideration of the application representations were made by Mr. Rochelle and Mr. Brittle who were both objecting to the application and shared the allocated 10 minutes between them. Representations were also made by Miss Heather Sutton, 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 stated therein and subject to a further condition to the effect that notwithstanding the details of the approved plan the replacement tree shall be a scots pine and not a silver birch.

(The Development Control Manager stated that he would liaise with the Tree Protection Officer in relation to the potential for placing a tree preservation order on the replacement tree).

106. Application CH/17/429, Land to the rear of the Hope and Anchor Public House, 27 Redbrook Lane, Rugeley – Residential development:- erection of 3 bedroom bungalow

Consideration was given to the report of the Development Control Manager (Item 6.94 – 6.106 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.

The meeting closed at 4:30p.m.

CHAIRMAN