

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY 24 JANUARY, 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.	Snape, P.A.
Cooper, Miss J.	Smith, C.D.
Dean, A.	(substitute
Dudson, A.	for D.J. Snape)
Grice, Mrs. D.	Sutherland, M.
Grocott, M.R.	Todd, Mrs. D.M.
Hoare, M.W.A.	Witton, P. (substitute
Lea, C.I.	for J. Kraujalis)

**91. Apologies**

Apologies for absence were received from Councillors J.T. Kraujalis and D.J. Snape.

Notification had been received that Councillor P. Witton would substitute for Councillor J.T. Kraujalis and Councillor C.D. Smith would substitute for Councillor D.J. Snape.

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

There were no declarations of interests submitted.

**93. Disclosure of lobbying of Members**

Councillor Mrs. S. Cartwright declared that she had been lobbied in respect of Application CH/17/236, Land at Hednesford Football Club, Keys Park Road, Hednesford, Residential development comprising 119 no. dwellings including 21 no. affordable dwellings, open space and associated road and parking.

**94. Minutes**

RESOLVED:

That the Minutes of the meeting held on 3 January, 2018 be approved as a correct record.

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

Councillor A. Pearson requested that a site visit be undertaken in respect of an application that was due to be considered at the meeting today - 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). The reason for the site visit would be to allow Members to assess how the development would impact on the street scene.

RESOLVED:

That 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) be deferred to enable a site visit to be undertaken in order to assess how the development would impact on the street scene.

**96. 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)**

This application was deferred for a site visit (see Minute no. 95 above)

**97. Application CH/17/236, Land at Hednesford Football Club, Keys Park Road, Hednesford, Residential development comprising 119 no. dwellings including 21 no. affordable dwellings, open space and associated road and parking**

Consideration was given to the report of the Development Control Manager (Item 6.22 – 6.121 of the Official Minutes of the Council).

Prior to the meeting an update to the application had been circulated to Members advising that the plan shown on report page 6.26 had been superseded by Drawings PP01-20096-EX1 "Football Club Parking Layout" and Drawing CPA-01 Rev C. In addition an addenda to the report had also circulated.

The Development Control Manager circulated an update to the Committee which read as follows:-

"Following publication of the agenda five further letters of objection have been received raising the following points [note these summarise only new issues raised that are not within the officer report or addendum]: -

The Planning committee should be aware of some possible information should the

football club achieve promotion to the next level of the football pyramid. This would involve them playing in the National League North, a division which contains some traditionally 'big' former football league clubs and also financially backed clubs who are much better supported the clubs Hednesford are currently playing against.

At the moment these clubs have the following average home attendances:

Stockport County	3,157
York City	2,825
FC United	1,808
Salford City	1,640
Darlington	1,542
Kidderminster	1,506
AFC Telford	1,102
Harrogate Town	1,099
Chorley	1,091
Boston United	998
Southport	956
Blyth Spartans	922

Generally, most teams bring a minimum of 10-15% of their home attendance to away games which would mean that the top 12 supported teams (above) could bring a minimum of between 138 and 474 supporters to their respective fixtures. Also playing in a higher ranked league would increase the average home support and there would also be more local derbies with the likes of Tamworth, Leamington and Nuneaton which would show increased gates. As such Taylor Wimpey's proposed 251 designated spaces would still be insufficient and not fit for purpose.

Also disagrees that the land is currently used is 'informal overspill parking' as this has always been used by the club since the ground was built. Also the suggestion that this arrangement is not effectively managed and is there very inefficient is incorrect as there are volunteers which work as car park stewards on match days.

Whilst 250 spaces is probably adequate for the average game then I would ask planning committee to consider what happens for the non average games. Which happen with attendances of over 1000 or in the case of a cup run attendances over 3000. This has and will continue to happen.

With development at Pye Green valley and off Pye green Road to count 2, then I would ask that you ensure that this plan is considered in the whole.

HTFC has been around since 1880 and we need to ensure that the club is around in 2080 and beyond.

Hednesford Town Football Club has a capacity of approximately six thousand and this means that any spectators that attend a match that has large attendance will have virtually no chance of parking in the vicinity.

Issuing parking permits to the occupiers of the new builds will discriminate against older supporters many of whom are long standing council taxpayers in the district.

The resulting congestion on match days has the potential to increase road traffic

accidents.

I am still active but like many regular attenders at keys Park [I am] at times in need of car parking facilities due to my long-term disability. I know many supporters of the club are becoming older and also use the car to attend home games.

I have experienced and so have many others the calamity of parking restrictions at AFC Telford and more recently at Shrewsbury FC with match day limitations and times.

It is also worth considering that attendances were down to around 400 recently but an increase in home form as seen this rise with the prospect of possible play off places, could within the next few seasons bring back crowds of upto 1000 which again could cause problems.

The application should be turned down until a more appropriate plan is submitted to provide space for around 500m spaces to be provided.

Currently up to 400 parking spaces are available and included within the Match Day Risk Assessment report and have been agreed by the SCC SAG (Sports Ground Advisory Group) as part of the football clubs safety certificate. Have they been consulted and their views made known about the loss of these numbers of parking spaces.

With the football club almost certain to move into the Midlands Premier League from August 2018 which will mean the football matches will likely to attract a larger number of supporters from opposition clubs that will now have to travel less of a distance to witness their team competing against more local opposition. With the closure, proximity of visiting teams it will also mean that the likelihood of opposition teams travelling to the game by coach will also decrease with more players and officials arriving by car. This could mean that the players and officials from both teams and Keys Park staff up to 50 parking spaces could be occupied at games before the public/ supporters begin to arrive.

Should the team be promoted to a higher level for the 2018/19 season then again it success may again see crowds and a greater number of cars looking to use the site.

This success last left a record crowd of 4,000 attending the ground just a few years ago and the parking that day also allowed for the parking of 12 supporters coaches.

The ground suggested is very waterlogged at best and to provide a suitable surface would require collective drainage and surfacing. Would the applicant be held accountable for the work.

Can it be made a stipulation that the new parking is completed before the development begins, as the existing parking will be lost once this starts.

I note that the recent press reports that supporters will be encouraged to travel by public transport to the match. How can this occur when no bus route even passes the extremities of the ground?

The monies from the sale of the land would not go directly to the football club, as the club is owned by a private individual. If he was to leave the club would not be able to afford the works.

The proviso that no other football related events will take place until two hours after the end of the game will also impact on the finances of they club.

### Equality Act 2010

Issues such as parking have the potential to impact on people with disabilities. Disability, age and religion are protected characteristic under the Equalities Act.

By virtue of Section 149 of the Equality Act 2010, in exercising of its function, the Council must have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and other conduct that is prohibited'
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and person who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristics and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with the protected characteristics mentioned.

Such considerations should be balanced along with other material planning considerations.

In this particular case it is noted hat the needs of people with disabilities has been taken into account when looking that the parking arrangements for the football club and the design of the housing estate.

This application has therefore been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

### Conclusion

The above comments do not alter the recommendation to Planning Control Committee".

Prior to the determination of the application representations were made by Mr. Raybould and Councillor P. Woodhead (Ward Councillor) who had objections to the application and John Williams who spoke in favour of the application.

The Development Control Manager stated that should Members be minded to approve the application the recommendation would be amended to remove item (v) Future management of the sustainable drainage scheme (as outlined on page no. 6.46 of the report) from the Section 106 agreement as this was covered by a

Condition.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure
- (i) The provision of 18% affordable housing comprising 4 (19%) affordable rent and 17 (81%) for social rent; and
  - (ii) A £8k contribution towards the provision of a traffic regulation order to be paid and implemented before the first occupation of the dwellings; and
  - (iii) Provision of the future management of the Site of Biological Interest in accordance with the approved ecological management plan; and
  - (iv) Arrangements for the future access by vehicles for management of the Site of Biological Interest; and
  - (v) Future management and maintenance of the Local Area of Play and communal landscaped areas (either by transfer of land together with any monies or by management company); and
  - (vi) Implementation of the Travel Plan and Travel Management Plan; and
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

“That each household be allocated 2 parking permits”

The meeting closed at 4.20pm.

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CHAIRMAN