

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

Held on Wednesday 7 July 2021 at 3:33pm
in the Council Chamber, Civic Centre, Cannock

Part 1

PRESENT:
Councillors

Startin, P. (Chairman)
Muckley, A. (Vice-Chairman)

Allen, F.W.C.	Layton, A.
Fisher, P.A.	Smith, C.D.
Fitzgerald, Mrs. A.A.	Sutton, Mrs. H.M.
Hoare, M.W.A.	Thompson, Mrs. S.L.
Jones, Mrs. V.	Wilson, Mrs. L.
Kruskonjic, P.	Witton, P.T.

(The start of the meeting was delayed until 3.33pm due to the site visit over running).

16. Apologies

An apology for absence was received from Councillor Mrs. S.M. Cartwright.

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

None declared.

18. Disclosure of Lobbying of Members

All Members declared that they had been lobbied in respect of Application CH/20/0173, 268 Bradbury Lane, Hednesford, Cannock, WS12 4EP – Demolition of an existing dwelling and outbuildings, and the erection of 10 dwellings and associated development including access, parking, and landscaping.

19. Minutes

Resolved:

That the Minutes of the meeting held on 16 June 2021 be approved as a correct record.

20. Members requests for Site Visits

No site visits were requested.

The Chairman asked for an update in respect of Application CH/21/0095 – Stumble Inn, 264 Walsall Road, Cannock, WS11 0JL – change of use on ground floor to a nursery. Re-configuration and change of use of first floor from residential apartments and offices/historical centre. The Development Control Manager advised that amended plans had now been received and these would be advertised. He intended to submit the application to the next meeting on 28 July 2021 and confirmed that a site visit would be undertaken.

21. Application CH/20/0173, 268 Bradbury Lane, Hednesford, Cannock, WS12 4EP – Demolition of an existing dwelling and outbuildings, and the erection of 10 dwellings and associated development including access, parking, and landscaping

Following a site visit, consideration was given to the report of the Development Control Manager (Item 6.1 – 6.37 of the Official Minutes of the Council).

The Principal Development Control Planner and the Development Control Manager 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 Mr. and Mrs. Stanton, who were objecting to the application. Further representations were made by Mr. D. Pickford, the applicant's agent, speaking in favour of the application.

Resolved:

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

(Councillor Mrs. S. Thompson requested that it be noted that she had raised concern about parking issues in the vicinity because of the development).

22. Application CH/21/0161, 246 Cannock Road, Heath Hayes, Cannock, WS12 3HA – Relocation of garage

Consideration was given to the report of the Development Control Manager (Item 6.38 – 6.50 of the Official Minutes of the Council).

The Legal Services Manager advised that this application had been considered by the Planning Control Committee on 26 May 2021 when it had been deferred. Therefore, only those Members that had been present at that meeting could take part in the debate and vote. The Members who were eligible to vote were Councillors P. Startin, A. Muckley, Mrs. S. Cartwright (not present at the meeting today), P. Fisher, Mrs. A. Fitzgerald, M. Hoare, Mrs. V. Jones, P. Kruskonjic, A. Layton, C.D. Smith, Mrs. H. Sutton, Mrs. S. Thompson, Mrs. L. Wilson, and P. Witton. Councillor F.W.C. Allen was not able to participate, and he left the meeting for a short comfort break whilst the application was being considered.

The Development Control Manager 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 Reynolds, the applicant's agent, speaking in favour of the application.

Resolved:

(A) That, the Committee was satisfied that the development would not detract from the character and form of the area now that the location of the garage had been set back and the materials were in keeping with the area, and therefore the development was not contrary to Policy CP3 and the application should be approved subject to the following conditions and reasons:-

- (i) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

- (ii) The external materials to be used in the dwellings hereby approved shall be Solid Brick Panel Bristol 1000mm x420mm for the walls and Katepal Self Adhesive 3 Tab SBS Bitumen Roofing Shingles-Red for the roof.

Reason: In the interests of visual amenity and to ensure compliance with Policy CP3 of the Cannock Chase Local Plan and the National Planning Policy Framework.

(B) That Officers be granted delegated authority to instigate enforcement action if the existing garage was not taken down within 3 months' time.

(Councillor Allen returned to the meeting during the deliberations but did not take part in the determination of the application or vote).

23. Application CH/21/0081, 139A Hill Street, Hednesford, Cannock, WS12 2DQ – Residential development to site to rear (resubmission of CH/20/210)

Consideration was given to the report of the Development Control Manager (Item 6.51 – 6.71 of the Official Minutes of the Council).

The Development Control Manager advised the Committee that an update had been circulated in advance of the meeting. The Legal Services Manager read the update out, as follows: -

“The above item is being heard at today's Committee meeting. An update for this item is necessary as the outcome of an appeal for a similar proposal at the same site was received yesterday 6th July 2021 (Planning Inspectorate APP/X3405/W/21/3270592: 139A Hill Street, WS12 2DW - Planning Application CH/20/210). I attach a copy of this appeal decision for your scrutiny, but a summary of the most important parts of this appeal decision is provided below.

The inspector was largely in agreement with the points/ conclusions made in the Officer report that led to a recommendation for refusal but came to a different conclusion regarding a number of concerns outlined in the Officer report for CH/20/210. Specifically:

- The Inspector noted that an arboricultural assessment was submitted with the application and as there would only be a minor incursion into the root protection area of the Sycamore tree he concluded that it would be possible for the proposal to be successfully integrated with existing trees.
- The proposed dormer window would be sited around the same distance from the rear garden of No. 141 as the up-stairs windows on Nos 139 A and 143 Hill Street. Consequently, the inspector considers the proposal would barely alter the existing relationship and would not significantly harm the living conditions of the existing occupiers of No. 141 in respect of privacy levels.
- In terms of air-quality the inspector considered that the small size of the neighbouring commercial property is unlikely to affect the air quality within the vicinity of the site to any significant degree.

However, the Inspector concluded that the proposal would result in significant harm to the character and appearance of the area, and therefore the proposal did not accord with the development plan as a whole. The appeal was therefore dismissed”.

The Development Control Manager suggested that as the outcome of the appeal decision had only just been published Members may wish to defer consideration of the application so that they could digest the information in the appeal decision. He also suggested that the Committee may wish to undertake a site visit in order to assess the impact the development would have on the character of the area.

Mr. Reynolds, who was due to be speaking in favour of the application today, would speak at the next meeting.

Resolved:

That the application be deferred due to the lateness of the publication of the appeal decision and a site visit be undertaken so that the Committee could assess the impact of the development on the character of the area.

24. Application CH/21/0135, Former Council Depot, Old Hednesford Road, Cannock – Application under Section 73 of the 1990 Town and Country Planning Act to vary conditions 16 (approved plans) and 19 (approved drainage drawings) pursuant to planning permission CH/19/408 to enable changes to the external works to plots 14-17 and revised drainage routes

Consideration was given to the report of the Development Control Manager (Item 6.72 – 6.105 of the Official Minutes of the Council).

The Development Control Manager provided a presentation to the Committee outlining the application.

Resolved:

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

The meeting finished at 5:12pm.

CHAIRMAN