

equestrian enterprise – Court Bank Farm, Slang Lane, Cannock Wood, WS15 4RY.

34. Application CH/18/366: Car Park to former Globe Inn, The Globe Site, East Cannock Road, Cannock, Hednesford WS12 1LZ – Proposed car wash on former public house car park

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.22 of the Official Minutes of the Council).

(Councillor P.E. Woodhead arrived at the meeting at the start of this item.)

Members were reminded that this matter had been deferred from the previous meeting to allow discussion of the wording of the reasons for refusal following receipt of further information from the Development Control Manager. As such, Members were advised that only those present at the last meeting could take part in the discussion and voting on this matter.

RESOLVED:

That the Application be refused for the following reasons:

1. Although the application site was situated on the edge of an industrial area, the streetscene along the A460 Old Hednesford Road in the vicinity of the site, and particularly on the north side of the road, was characterised by semi-mature green frontages with trees and shrubs which had ensured that industrial buildings had integrated well with their surroundings.

The proposed car wash, associated structures and machinery, would, by virtue of their stark, functional design, layout and appearance and lack of landscaping, together with the associated temporary structures, contrast sharply with the character of the streetscene, resulting in a detrimental impact on the visual amenity of this location, contrary to Policy CP3 of the Cannock Chase Local Plan and paragraph 127 (a) and (b) of the National Planning Policy Framework.

Given the above, it was clear that the proposal comprised poor design that failed to take the opportunities available for improving the character and quality of the area and the way it functioned, and as such, was inappropriate and failed to comply with paragraph 130 of the National Planning Policy Framework.

2. The proposed change of use of the site from vacant land to a car wash facility would increase water run off onto the adjacent highway, and as such, would exacerbate the existing flooding problems already experienced on the A460 under the railway bridge to the south of the application site. As such, the proposal would be contrary to paragraph 127 (a) and 160 (b) of the National Planning Policy Framework.
3. The introduction of a car wash facility on the vacant site in an already busy location with an entrance to a hot food take-away opposite would lead to an intensification of vehicle movements within the immediate vicinity to the

detriment of highway safety of existing and future users of the highway network. As such, the residual cumulative impacts arising from the proposal on the local highway network would be severe, contrary to paragraph 109 of the National Planning Policy Framework.

(Councillors S.K. Crabtree, Mrs. V. Jones, Mrs. C.E. Martin and P.D. Startin did not take part in the discussion or voting on this item having not been present at the 10 July 2019 meeting.)

35. Application CH/19/093: Land off Stokes Lane, Norton Canes, Cannock, WS12 3HJ – Proposed Change of Use of Land for the Keeping/Stabling of Horses

Consideration was given to the report of the Development Control Manager (Item 6.23 – 6.43 of the Official Minutes of the Council).

RESOLVED:

That the application be deferred to enable a site visit to be undertaken arising out of Members' ongoing concerns regarding the fencing surrounding the application site.

36. Application CH/19/198: The Ascot Tavern, Longford Road, Cannock, WS11 1NE – Application to Vary Conditions 7 & 15 of CH/18/240 (Traffic Management Scheme & Approved Plans)

Consideration was given to the report of the Development Control Manager (Item 6.44 – 6.70 of the Official Minutes of the Council).

The Development Control Manager circulated the following update to the Committee:

“Following completion of the report for the Committee agenda, Officers have noted that condition 1 relating to implementation period is incorrectly worded.

The regulations state that Section 73 applications cannot be used to vary the time limit for implementation, this must be consistent with the original permission.

As such, condition 1 should read as follows:-

The development to which this permission relates must be begun not later than 27th February 2019 to comply with planning permission CH/18/240.

Reason:

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

Prior to consideration of the application, representations were made by Mark Dauncey, speaking on behalf of the applicant.

RESOLVED:

That the Application be approved subject to the conditions contained in the report, including the amended wording to the condition outlined above.

- 37. Application CH/19/201: Rugeley B Power Station, Power Station Road, Rugeley, WS15 2HS – Outline Planning Application for the Creation of Development Platform and the Demolition of Existing Office Building and Environmental Centre, Site Clearance, Remediation and Mixed-use Development of Land at the Former Rugeley Power Station.**

Consideration was given to the report of the Development Control Manager (Item 6.71 – 6.72 of the Official Minutes of the Council).

RESOLVED:

That the Committee accepts the applicant's invitation to attend a site visit at the former Rugeley Power Station. Officers to make the formal arrangements and provide further information to the Committee accordingly.

The meeting closed at 4:38pm.

CHAIRMAN