

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

Held on Wednesday 17 February 2021 at 3:00pm

Via Remote Access

Part 1

PRESENT: Startin, P. (Vice-Chairman)
Councillors

Allen, F.W.C.	Muckley, A.M.
Buttery, M.S.	Pearson, A.R.
Dudson, A.	Smith, C.D.
Fisher, P.A.	Stretton, Mrs. P.Z.
Fitzgerald, Mrs. A.A.	Todd, Mrs. D.M.
Jones, Mrs. V.	Witton, P.
Layton, A.	

106. Apologies

An apology for absence was received from Councillors Mrs. S.M. Cartwright (Chairman) and Mrs. S.L. Thompson.

Councillor M.S. Buttery was in attendance as substitute for Councillor Mrs. Thompson.

Councillor P.D. Startin (Vice-Chairman) chaired the meeting in the absence of Councillor Cartwright.

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

None declared.

108. Disclosure of Lobbying of Members

Nothing declared.

109. Minutes

RESOLVED:

That the Minutes of the meeting held on 3 February 2021 be approved as a correct record.

110. Members requests for Site Visits

None requested.

111. Application CH/20/425, Beau Desert Golf Club, Rugeley Road, Hazelslade, Cannock WS12 0PJ – Erection of Halfway House structure adjacent to 11th green of golf course

Prior to the presentation of this item, it was clarified that Councillors M.S. Buttery and A.M. Muckley would not be able to take part in the debate and vote on it due to not being present at the previous meeting.

Consideration was given to the report of the Development Control Manager (Item 6.1 – 6.18 of the Official Minutes of the Council).

The Development Control Manager 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.

112. Application CH/20/336, 98 Main Road, Brereton, Construction of self-contained development of 4 no. 2 bedroom houses and 4 no. 1 bedroom apartments including revised access to Main Road and car parking

Consideration was given to the report of the Development Control Manager (Item 6.19 – 6.54 of the Official Minutes of the Council).

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

Councillor F.W.C. Allen joined the meeting during the debate on this item and therefore did not take part in the debate or vote on this item.

RESOLVED:

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

1. The proposed development by virtue of the size, scale and massing of the resultant building would over-dominate the adjacent Grade II Listed St Michael's Church and therefore would not be well-related to existing buildings, would not be sympathetic to local character and history, including its surrounding built environment and landscape setting and therefore detract from the setting of the listed building and fail to preserve the character, appearance and significance of the Brereton Conservation Area contrary to Policies CP3 and CP15 of the Cannock Chase Local Plan (Part 1) and paragraph 127 of the National Planning Policy Framework. The proposal is therefore refused in accordance with paragraph 196 of the National Planning Policy Framework.
2. Despite the description of the development referring to 4no 2 bedroom houses and 4no 1 bedroom apartments the submitted plans show that the proposal would be for 4no 2 bedroom houses, 2no 1 bedroom apartments and 2no 2 bedroom

apartments with potential for additional bedrooms in the roof-space of the two houses.

The above being the case the proposed development, by virtue of the size and footprint of the resultant building, the number of bedrooms it would contain, the substandard car parking and amenity space that would be provided and the inadequate provision for waste and recycling facilities, would constitute an over development of the site and poor design contrary to Policy CP3 of the Cannock Chase Local Plan and paragraph 127 of the National Planning Policy Framework. As such the proposal is therefore refused in accordance with paragraph 130 of the National Planning Policy Framework.

3. The proposed development by virtue of the substandard provision of amenity space and the amount of shading from the trees and vegetation within the adjacent St Michael's Church yard would fail to achieve a high standard of residential amenity for the occupiers of the proposed dwellings contrary to Policy 127(f) of the National Planning Policy Framework.
4. The proposed development by virtue of its close proximity to the trees within the adjacent St Michael's Church yard would suffer from poor levels of light and in part nuisance from aphid honeydew and leaf fall and therefore put pressure on the trees to be significantly lopped back and, or, removed which in the medium term would lead to loss of trees, directly or indirectly to the detriment of the setting of the listed church and the character and appearance of the Brereton Conservation Area contrary to CP3 of the Cannock Chase Local Plan and paragraph 127 of the National Planning Policy Framework. As such the proposal is therefore refused in accordance with paragraph 130 of the National Planning Policy Framework.

The meeting closed at 4:05pm

CHAIRMAN