

## **Cannock Chase District Council**

### **Planning Committee**

**2<sup>nd</sup> December 2029**

### **Officer Update Sheet**

**CH/17/279: Land Between A460/ Eastern Way and Mill Green Nature Reserve, Mill Green, Easter Way, Cannock**

The Recommendation is altered to include the words “ in any calendar year” and should therefore read: -

Approve the written request made pursuant to condition 42 of planning permission CH/17/279 to amend the opening hours of the store to: -

- (i) Extend opening hours on Public Holidays by 3 hours to match those permitted on Mondays to Friday;
- (ii) Allow extended opening hours from 9.00am to 10.00pm on a maximum of 5 Promotion Days **in a calendar year** on Mondays to Friday; and
- (iii) Allow extended opening hours from 9.00am to 10.00pm on a maximum of 2 Promotion Days **in a calendar year** on a Saturday;

**CH/20/269: Land adjacent to 69 Meadow Way, Heath Hayes, Cannock, WS12 3YG**

1. With reference to paragraph 4.2.1 officers would clarify that the S52 Agreement which was completed on 17 January 1985 did not show this particular area of land or indeed any as open space as it was an outline planning application. The details in relation to each phase of the development were be provided via the reserved matters applications and then the land identified as part of that process as either open space or incidental open space transferred to the Council via use of an amenity agreement. It is not clear from the Council’s records from that time whether this area was included in that.

2. Officers would also draw member's attention to a comment made by a neighbour in their letter of objection that wasn't fully included in the report.

The neighbour commented as follows:-

*"My understanding is that the land to be incorporated into the garden of 69 Meadow Way, in the above application, already has planning permission (CH/184/84) as landscaped open land for the enjoyment of the local population. Consequently, I see this application as a request to change planning permission from a public space into a private space for the sole benefit of the occupier. I do not think that this should be allowed and is certainly not in the best interests of the community".*

In response officers would advise members that planning permission CH/184/84 was the outline application which did not provide any detailed information in regard to landscaping or open spaces. These were dealt within the subsequent reserved matters application CH/42/85, but unfortunately the information held on file is limited and does not definitively confirm the application site as public open space, although the details from other plans on record do give an indication that this land was intended to be as such once transferred to the Council. Notwithstanding this, the fact that there is an existing planning permission on the application site does not prevent new applications from being made or the exercise of permitted development rights. Any application that is made should be on its individual merits at that time.

Officers consider that on the basis of the circumstances surrounding the application at this point in time the application should be approved.