

CANNOCK CHASE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

16 December 2020

Officer Update

Application to remove Condition 6 of planning permission CH/12/0302 to allow deliveries to and from site 24 hours a day 7 days a week at Asda Store, Lichfield Road, Cannock, WS11 8UF

Email received on 14.12.20 from planning agent

The planning agent acting for Asda requested the application be withdrawn, in order to prepare additional survey work. The application has since been closed with immediate effect and as such requires no further decision to be made at Planning Committee.

Cannock Chase District Council

Planning Control Committee

Officer Update Sheet

16th December 2020

CH/20/354: - Land to the rear of 5 – 7 Broad Street, Bridgtown

2x no Single Storey Semi-Detached Bungalows

Following compilation of the report for the Committee agenda, officers have received, further submissions from the applicant to support the proposal following officers recommendation to refuse. The additional information is attached as an appendix to this update.

Having reviewed the additional information Officers confirm that the additional information submitted does not alter the recommendation to refuse the application.

In respect to the Cannock Chase Corporate Plan, this comprises of the Councils priorities over the period 2018-2023 and, whilst it does seek to provide additional housing this should not outweigh the requirements of the Cannock Chase Local Plan, Design SPD or the National Planning Policy Framework which all seek to ensure new development provides high standard of amenity for all existing and future residents.

With regard to the examples of other high development sites identified by the applicant within the Bridgtown area, each application is determined on its own merits and the examples of other development shown is not a reason to approve the current application.

WHITEHOUSE MEWS BRIDGTOWN CANNOCK

APPLICATION CH/20/354

DECEMBER 2020

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1. CURRENT USE
FROM THIS.....



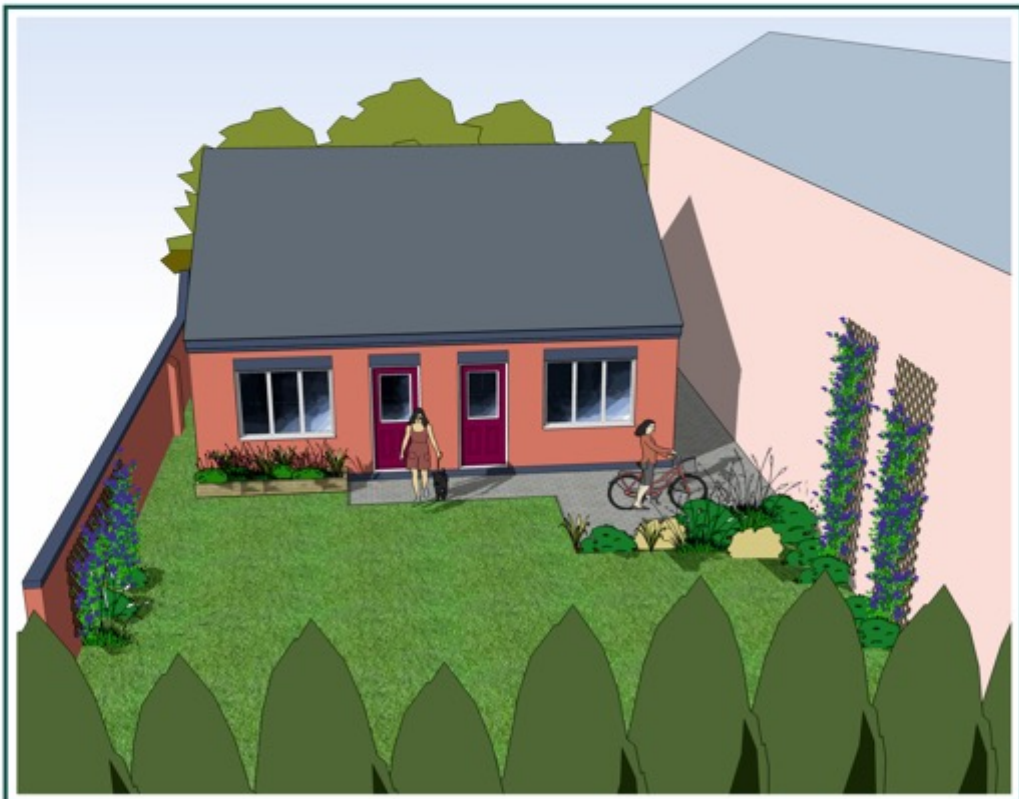
1. CURRENT USE FROM THIS.....



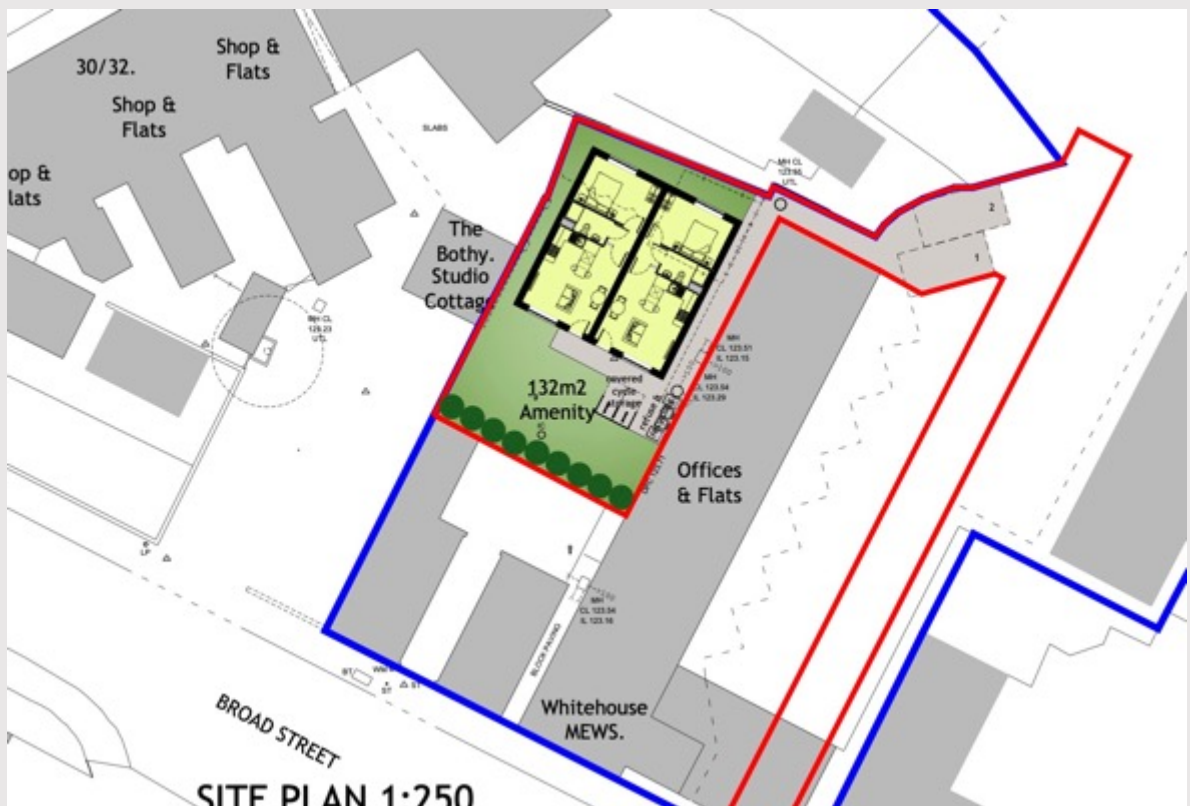
**2. PROPOSED USE
TO THIS...**



Whitehouse Mews



2. PROPOSED USE TO THIS...



3. SCHEME OVERVIEW

We are proposing the construction of two new one-bedroom bungalows which will provide the following:-

- Adding valuable units to the housing stock within the Cannock Chase District which assists Cannock Chase Council to meet its housing needs as set out in the Cannock Chase Council Corporate Plan 2018-2023, Page 13.
- Provide high quality complementing accommodation to Bridgtown.
- Provide suitable single person accommodation as there is a substantial need for this type of accommodation. (From Page 22 of the Cannock Chase Council Corporate Plan 2018-2023)
- Provide a nonintrusive expansion to the Bridgtown community with no negative impact on the existing community or on the North Street Conservation Area.
- Providing additional revenue to Cannock Chase Council via Council Tax, CIL and SACS. This assists the Council General Fund which has been dramatically reduced by 40% since 2015/16, which amounts to £2.2million as set out on pages 14 & 25 in the Cannock Chase Council Corporate Plan 2018-2023)
- Increasing housing choice, Promoting Prosperity and Community Wellbeing as per Cannock Chase Council Corporate Plan 2018-2023.

3. SCHEME OVERVIEW CONTINUED

Careful consideration using the National Design Guide, October 2019 has gone into this proposed scheme including:-

- Using the “local vernacular” with all locally sourced facing materials incorporating local heritage and character.
- Providing inclusion making sure all individuals have equal, access, opportunity and dignity in the use of the built environment and community cohesion with a sense of belonging and valuing diversity.
- Providing compact forms offering “walkable” and accessible to local public transport, services and facilities.
- Providing an efficient use of land with an amount and mix of development and open space that optimises density.
- Providing a safe and accessible amenity for all.
- Providing good quality interior and exterior environment.
- Being unobtrusive and well integrated into the neighbourhood.
- Being fit for purpose and adaptable.
- It will be built to last.
- It will be well managed and maintained.

3. SCHEME OVERVIEW CONTINUED

The National Planning Policy Framework (NPPF) advises that we should:-

Make effective use of land and that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

This scheme makes very effective use of a piece of brownfield wasteland which is currently occupied by rodents and being used as a dumping ground by local residents.

Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

This scheme does exactly what the NPPF advises by using a piece of brownfield wasteland for development.

Promote and support the development of under-utilised land and buildings especially if this would help meet identified needs for housing.

There is a shortage of housing within the Cannock Chase District and this proposed development helps address this need along with assisting the Cannock Chase Council Corporate Plan.

3. SCHEME OVERVIEW CONTINUED

The NPPF identifies that planning policies and decisions should support development that makes efficient use of land.

Again, this scheme does exactly what the NPPF advises by using a piece of brownfield wasteland for development.

Will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscaping.

The proposed development again provides all of the needs above and is best use of a brownfield site.

The reuse of a brownfield site should be supported and it should be considered that the proposed development respects the character and density of the area and it promotes the creation of a better place to live and work.

4. WHAT WE PROVIDE TO CANNOCK CHASE DISTRICT

- Anglesey Group provide a mixture of good quality residential, commercial and industrial property to Cannock Chase District, this currently stands at 110 units.
- We assist Cannock Chase Council and wider community with providing an element of social housing, currently we have 11 Universal Credit/Housing Benefit tenants within our portfolio and support these where necessary.
- We assist young people with “stepping” from the “social care system” to independent living with Above ‘n Beyond, a well-known Staffordshire provider as well as Guardian Homes who cover South Staffordshire and the West Midlands.
- We employ our skilled workforce and source our materials from within the Cannock Chase District, supporting local people and businesses.

5. SCHEME CONCERNS

There have been two concerns raised regarding this scheme

- *1. The proposed development by virtue of the substandard separation distances between the rear elevation of the existing dwellings and the front elevation of the proposed dwellings would result in unacceptable levels of overlooking to the significant detriment of the privacy of the occupiers of both properties and therefore fail to provide a high standard of amenity contrary to Policy CP3 of the Cannock Chase Local Plan (Part 1) and paragraph 127 (f) of the National Planning Policy Framework.*

We would ask you to consider the following:-

- There will be no “overlooking” from 5-7 Broad Street as there is an existing separating fence between the proposed scheme and the existing property and the rooms facing the proposed development are a bathroom, kitchen and office. We will provide further separation by adding a row of conifers along the existing fence line to ensure privacy. If necessary, we can provide a nonintrusive coating to the windows of the proposed development so no one can see into the dwellings.
- The distance between the dwellings is 14 metres as was allowed at the Broad Court Mews development when that application was approved in 2016 and there has been no significant change in policy since then. Reference CH/16/235. See attached pictures.

5. SCHEME CONCERNS - BROAD COURT MEWS



5. SCHEME CONCERNS - BROAD COURT MEWS



The close proximity of the Broad Court Mews development to 43-57 Broad Street has not caused any neighbour overlooking issues. The development was way more substantial than the proposed development and will not be of *“significant detriment of the privacy of the occupiers of both properties”*.

It should be taken in to account that these distances are in the nature of guidance.

5. SCHEME CONCERNS

- *2. The proposed development by virtue of the loss of amenity space for the existing and future occupiers of the existing property at Nos. 5-7 Broad Street would fail to provide a high standard of amenity contrary to Policy CP3 of the Cannock Chase Local Plan and paragraph 127 (f) of the National Planning Policy Framework.*
- The amenity space to the rear of 5-7 Broad Street has never been used hence it has been used as a “dumping ground” by all and sundry. The fence was erected over two years ago to stop this unsolicited fly tipping.



- There is a children's park on Union Street and Bridgtown is also close to Cannock Chase.

5. SCHEME CONCERNS LEGISLATIVE REQUIREMENTS

Paragraph 127 (f) states: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

These have all being complied with as per the original Design and Access Statement and supplementary information to support this has been supplied in this report.

There have been **NO** objections to this scheme or concerns raised in the statutory consultations.

5. SCHEME CONCERNS LEGISLATIVE REQUIREMENTS

Policy CP3 - Chase Shaping - Design

Supports all objectives

High standards of design of buildings and spaces which contribute to meeting the Vision for the District inspired by the nationally recognised environment of Cannock Chase and reflecting local identity will be expected in all development.

This has been met by the design and the supporting information accompanying the application.

Opportunities for the enhancement of town and local centres and other public open space will be maximised including designing out crime and anti- social behaviour.

This has been met as we have stopped fly-tipping and added additional CCTV to the scheme and Whitehouse Court as a whole as well as gated off street parking.

Mixed uses will be promoted within well-used attractive places designed to appeal to people of all ages regardless of their level of personal mobility, seeking to instil a sense of pride and safety in all those who use them.

This has been met by this design as these dwellings will suit all age groups.

Opportunities to contribute to energy efficiency and renewable and low carbon energy generation will be encouraged as an element of good design. Well-designed new development which addresses relevant issues will be considered favourably without delay unless material considerations indicate otherwise.

The dwellings will be constructed using modern and high specification insulation products.

5. SCHEME CONCERNS LEGISLATIVE REQUIREMENTS

The following key requirements of high quality design will need to be addressed in development proposals:

Consider design imaginatively in its context, complementing and enhancing the character and appearance of the local area and reinforcing local distinctiveness (see also Policies CP14 and CP15);

The scheme has been designed in context to the locality and “vernacular” which is in keeping with the locality and it reinforces the local distinctiveness.

Be well-related within the development and to existing buildings and their surroundings in terms of layout, density, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site and appropriate professional expertise;

The scheme is well related to the existing buildings and surroundings and suits the locality, with layout, density, access, scale appearance, landscaping and materials which are based upon our understanding of the context of the site and professional expertise.

Successfully integrate with existing trees, hedges and landscape features of amenity value and employ measures to enhance biodiversity and green the built environment with new planting designed to enhance local distinctiveness (see also Policy CP12);

The scheme integrates current landscaping features and adds amenity space and features to enhance local distinctiveness.

5. SCHEME CONCERNS LEGISLATIVE REQUIREMENTS

Conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness(see also Policy CP15);

This scheme conserves and enhances the local historic environment by using the historic environment as a stimulus for the high quality design which enhances local character and distinctiveness.

Incorporate measures to design out crime and anti-social behaviour based upon Police guidance

Measures to design out crime and anti-social behaviour have been incorporated based upon Police guidance.

Protect the amenity enjoyed by existing properties including supporting mixed uses whilst avoiding incompatible ones and have regard to existing uses with potential to generate pollution which could have an unacceptably detrimental effect on proposed development (see also Policy CP16)

The scheme not only protects but also enhances the amenity enjoyed by the existing properties and does not generate pollution which would have an effect on the proposed new development.

Promote appropriate design and uses in town centres with ‘active’ street frontages and high quality public space to ensure centres are well used and cared for with convenient attractive town centre parking

This is not applicable to this application.

5. SCHEME CONCERNS LEGISLATIVE REQUIREMENTS

Promote ease of access and mobility within the development and from its surroundings, contributing to a network of attractive, well-connected spaces in sustainable locations with the safety of pedestrians, cyclists and other road users in mind(see also Policy CP10)

The proposed development provides easy access and mobility both within and from its surroundings and contributes to a network of well connected spaces in sustainable locations with the safety of pedestrians, cyclists and other road users in mind.

Optimise promotion of ‘active design’ increasing opportunities for physical activity and community interaction(see also Policy CP5)

The scheme and its amenity space offer increased opportunity for physical activity and has been designed to incorporate local interaction.

All of the criteria have been met with this scheme and have all being complied with as per the original Design and Access Statement and supplementary information to support this has been supplied in this report.

6. DENSITY CONCERNS

- This scheme doesn't over densify the area as there are already higher density schemes within the locality, namely:-
 - Whitehouse Court, Broad Street.
 - Carlen Developments, North Street.
 - The Forge, North Street.
 - St. Andrews Court, Broad Street.

Photographs of these schemes are attached on the following pages.

7. PHOTOGRAPHS OF LOCAL HIGH-DENSITY SCHEMES

WHITEHOUSE COURT, BROAD STREET



7. PHOTOGRAPHS OF LOCAL HIGH-DENSITY SCHEMES



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7. PHOTOGRAPHS OF LOCAL HIGH-DENSITY SCHEMES

CARLEN DEVELOPMENTS, NORTH STREET



7. PHOTOGRAPHS OF LOCAL HIGH-DENSITY SCHEMES

THE FORGE, NORTH STREET



7. PHOTOGRAPHS OF LOCAL HIGH-DENSITY SCHEMES

ST. ANDREWS COURT, BROAD STREET



8. THE QUALITY WE DELIVER TO CANNOCK CHASE



8. THE QUALITY WE DELIVER TO CANNOCK CHASE



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9. CONCLUSION

- We are offering a quality and sustainable housing scheme to the Bridgtown Parish.
- We are attracting people into the Cannock Chase District with quality housing stock.
- The scheme fits well within its surroundings.
- There is currently a shortfall of new single person accommodation within the Cannock Chase District as set out in Cannock Chase Council Corporate Plan 2018-2023.
- Providing accommodation for the newly built McArthurGlenn Designer Outlet, we have already had enquiries for staff accommodation and can't fulfill their requirements, email attached for your information.
- The low impact scheme assists Cannock Chase Council towards meeting its central Government housing targets and will generate revenue for the Council.
- Increasing housing choice, Promoting Prosperity and Community Wellbeing as per Cannock Chase Council Corporate Plan 2018-2023.
- We are a long-established local company who use local suppliers and trades people to deliver our schemes, which is for the benefit of the Cannock Chase District.

10. EMAIL FROM MCARTHUR GLEN

From: Hannah Wyse
Sent: 13 November 2020 17:32
To: fpritchard@fredpritchard.com
Subject: Accommodation

Good Evening

I hope you are keeping well.

I have been passed you contact details from Mike Thomas, Centre Manager.

I wondered whether you are able to help. Our centre is due to open early next year and we will have staff visiting from other centres around the country. We will be looking for self-catering accommodation to rent on a short term basis for staff who will be working on site for up to 3 months.

Could you tell me whether you have any accommodation that would be available from Late January – Early February?

I look forward to hearing from you soon,

Kind regards

Hannah Wyse
Centre Assistant

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Mobile: +44 (0) 7747 790212

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Cannock Chase District Council

Planning Control Committee

Officer Update Sheet

16th December 2020

Application No: CH/20/311-Erection of 3 Bedroom Detached Dwelling, Land between 44 Flaxley Road and 2 Davy Place, Pear Tree Estate, Rugeley

It has been brought to officer's attention that although Cllr Christine Martin had requested to speak to Planning Control Committee on the above application she has not been notified of the meeting as required.

In the interest of fairness it is recommended that the application be deferred to the next meeting to enable Cllr Martin the opportunity to speak.