

Cannock Chase District Council

Planning Control Committee

3rd February 2021

Officer Update Sheet

CH/20/292 - Proposed development for Platform Housing Association on redundant tennis courts - 14 residential units at Lea Hall Miners Welfare & Social Club, Sandy Lane, Rugeley, WS15 2LB

Following compilation of the report for the Committee agenda, the following additional information was received:

Additional Representation

Councillor Olivia Lyons has made the following representation as her ward immediately abuts the application site

“The site in question borders my ward and, as such, I feel that any development would have a significant impact upon residents within Western Springs.

Following the submission of the proposals, I have been approached by a number of residents who are both members and Committee Members of Lea Hall Tennis Club. The concerns I wish to raise relate to the loss of the sports facilities on the site and the direct impact this could have on both residents living within my ward and, more widely, the local Rugeley community.

It is very clear that Lea Hall Tennis Club is an active group and the tennis court on the site in question is very much still in use. There is a 14 strong Tennis Club Team that regularly train on the court and, in addition to this, it is regularly used by members of the Phoenix Club, members of Lea Hall itself and there is an arrangement for regular coaching sessions to take place in partnership with the surrounding local schools.

Within their initial feedback, Sports England expressed concerns surrounding displaced players with which I strongly agree. I do appreciate that not all court users will live within the direct vicinity, but I think it is fair to assume that the majority will be Rugeley residents. I therefore feel that the suggestion expressed within some of the reports in relation to expecting Rugeley players relocate and travel to Cannock is unreasonable.

I appreciate that both Lea Hall Tennis Club, and nearby Etching Hill Tennis Club, are private clubs. However, the popularity of the sport locally is can be

seen merely by the fact that the Council's own courts are heavily utilised, especially in the summer. Due to such heavy use the need for refurbishment at neighbouring Cannock Park and the need for a total rebuild at Heath Hayes Park is well documented.

With these concerns in mind, I would strongly urge that a contribution from any development should be sought to improve local facilities and ensure adequate tennis provision be provided imminently within Rugeley. We cannot wait for a future review leave our local residents without facilities in the short term, particularly in light of the growing importance of exercise and outdoor sports.

It should be noted that the nearest children's play area to the site is Flaxley Road and Chester Road Play Area on the Birches Estate which is accompanied by open green space. I firmly believe that a S106 contribution should be sought to improve these spaces in order to the benefit of all Rugeley residents."

Asset of Community Value

Members are advised that the Lea Hall Welfare Miners Centre, Rugeley has been nominated for consideration as an Asset of Community Value.

Officers would advise that the fact of the site having been nominated as an Asset of Community Value (ACV) does not prevent the planning application being determined. Although the site has been nominated, it has now been referred to the Council's Head of Law and Administration/Monitoring Officer, but no decision has been made by him so the site is not on the Council's list of ACVs.

Furthermore Officers advise that the fact that a building or space has been nominated or accepted as an "Asset of Community Value" it is not a material planning consideration. Members are also advised that the committee report gives full consideration to the loss of the tennis courts.

Response from the Lead Local Flood Authority (LLFA) (1 February 2021)

"We are now satisfied with the submitted proposals and have no objection to the granting of planning permission. We would however recommend that the condition below is attached to any planning permission in order to secure the implementation of the scheme in accordance with the submitted documents.

Condition

The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the following documents has been implemented:

- Drainage Statement, Issue 6, 18/01/2021.

Thereafter, the drainage scheme shall be retained and maintained in accordance with the submitted management and maintenance plan by Banners Gate and Fitzpatrick Group.

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development. ”

Officer Response

The Council’s solicitor has confirmed the site having been nominated as an Asset of Community Value (ACV) does not prevent the planning application being determined, therefore there is no reason to delay determination of the planning application at this Planning Committee Meeting.

The revised information submitted to the LLFA has satisfied their requirements. As a result the recommendation can be changed to the following:

“Approve subject to the attached conditions and the completion of a section 106 agreement to secure:-

- (i) A contribution of £221 x 14 to mitigate the impact of the proposed development on the Cannock Chase SAC.
- (ii) The provision of 100% on site affordable housing.
- (iii) A contribution of £21,000 to be targeted at Hednesford Park and Cannock Park to mitigate against loss of the tennis courts.”

The approved details ‘Drainage Statement, Issue 6’, 18/01/2021’ should be added to condition No.14 (plan number condition) and the additional condition noted above and recommended by the LLFA should be added to the decision notice, if the application is approved.

CH/20/396 412 Rawnsley Road, CANNOCK, WS12 1RB

Construction of two new 4 bedroom dwellings. Re-submission of previous application on the side garden of 412 Rawnsley Road.

Point of Clarification

Paragraph 5.1 of the Officers report should read as:-

5.1 Human Rights Act

The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

CH/20/425 Beau Desert Golf Club, Rugeley Road, Hazelslade, Cannock, WS12 OPJ

Erection of Halfway House Structure adjacent to 11th green of golf course

Point of Clarification

Paragraph 5.1 of the Officers report should read as:-

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

CH/20/430 1 Hodnet Place, Hawks Green, Cannock, WS11 7YF

Ground floor rear extension and new site boundary fence and walls

Point of Clarification

Paragraph 5.1 of the Officers report should read as:-

5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to have a split decision accords with the policies of the adopted Local Plan and the applicant has the right of appeal against that part of the decision for a refusal..