

Please ask for: Mrs. W. Rowe

Extension No: 4584

E-Mail: wendyrowe@cannockchasedc.gov.uk

27 January 2026

Dear Councillor,

Planning Control Committee

3:00pm, Wednesday 4 February 2026

Council Chamber, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda. The meeting will commence at 3.00pm or at the conclusion of the site visit, whichever is later. Members should note that the following site visits have been arranged:

Application Number	Application Location and Description	Start Time
CH/25/0361	The Cabot, Church Street, Cannock, WS11 1DE: Demolition of The Cabot including all associated structures and external elements.	2:35pm

Members are requested to meet at 2:35pm at the lower bandstand in Cannock town centre (adjacent to the former Barclays Bank).

Please note that, following a risk assessment, Members undertaking site visits must wear full PPE or they will not be permitted on to the site. PPE in this case constitutes a hard hat, hi-vis vest, and safety footwear.

Yours sincerely,



Tim Clegg
Chief Executive

To Councillors:

Fisher, P. (Chair)
Cartwright, S.M. (Vice-Chair)

Aston, J.	Lyons, N.
Elson, J.	Mawle, D.
Fitzgerald, A.	Samuels, G.
Hill, J.	Thornley, S.J.
Jones, P.	Wilson, L.
Jones, V.	

Agenda

Part 1

1. Apologies

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

To declare any personal, pecuniary, or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. Disclosure of Details of Lobbying of Members

4. Minutes

To approve the Minutes of the meeting 14 January 2026 (enclosed).

5. Report of the Development and Policy Manager

Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Development and Policy Manager.

Details of planning applications can be accessed on the Council's website by visiting www.cannockchasedc.gov.uk/residents/planning-and-building-control/development-control/11-view-planning-applications-and-make

	Application Number	Application Location and Description	Item Number
1.	CH/25/0361	The Cabot, Church Street, Cannock, WS11 1DE: Demolition of The Cabot including all associated structures and external elements.	5.1 - 5.32
2.	CH/25/0329	Cannock Park Pavilion, Stafford Road, Cannock, WS11 4AF: Retrospective permission for replacement of existing play area.	5.33 - 5.39
3.	CH/25/0336	Heath Hayes Park, Wimblebury Road, Heath Hayes, Cannock, WS12 2EE: Installation of 2x flag poles.	5.40 - 5.47
4.	CH/25/0344	Hagley Field, with access from Rugeley Leisure Centre: Works to improve accessibility along existing footpath.	5.48 - 5.60

Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee
Held on Wednesday 14 January 2026 at 3:19pm
in the Council Chamber, Civic Centre, Cannock
Part 1

Present:
Councillors

Fisher, P. (Chair)

Aston, J.	Lyons, N.
Craddock, R. (Sub)	Mawle, D.
Elson, J.	Samuels, G.
Fitzgerald, A.	Thornley, S.J.
Hill, J. (Substitute)	Wilson, L.
Jones, V.	

The meeting commenced slightly later due to Members site visits.

34. Apologies

Apologies for absence were received from Councillors. S. Cartwright (Vice-Chair), P. Jones, and S. Thornley.

Notification had been received that Councillor R. Craddock would substitute for Councillor P. Jones and Councillor J. Hill would substitute for Councillor S. Thornley.

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

None declared.

36. Disclosure of Details of Lobbying by Members

Councillor N. Lyons declared that he had been lobbied in respect of Application CH/25/0223, 15 Post Office Lane, Slitting Mill, Rugeley, Rugeley, WS15 2UP.

37. Minutes

Resolved:

That the Minutes of the meeting held 12 November 2025 be approved as a correct record.

38. Members Requests for Site Visits

None received.

39. TPO 2025/05 121 Main Road, Brereton, WS15 1DS, Tree Preservation Order

Following a site visit consideration was then given to the report of the Development and Policy Manager (Item 6.1 - 6.14 *(presented by the Principal Landscape and Countryside Officer)*).

The Principal Landscape and Countryside Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application representations were made by Brenda Batt (objector) and Sian Brockhurst (objector) speaking against the application.

Resolved:

That Tree Preservation Order No. 2025/25 be confirmed without modification.

40. Application CH/25/0223, 15 Post Office Lane, Slitting Mill, Rugeley, WS15 2UP - Demolition of existing dwelling and erection of 2 no. detached two storey dwellings

Following a site visit consideration was then given to the report of the Development and Policy Manager (Item 6.15 - 6.47 *(presented by the Planning Officer)*).

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals. She then provided the following update which had been circulated to Members prior to the meeting:

- *“Concerns are raised that a nearby resident has not been consulted on the application*
- *The property will overlook into the rear amenity of neighbouring occupiers*
- *The style of the property is not in keeping with the wider village and will look like an eyesore*
- *The proposal will breach the minimum separation distances as set out within the Design Guide SPD*
- *The proposal will encroach the building line to the south side of Post Office Lane*
- *The proposal has will create a highway safety hazard, due to visibility issues and the objection of the SCC Highways department sets out that the proposal contradicts the objectives and policies contained within the National Planning Policy Framework.*

Concerns in respect of separation distances, the building line, the impact of the proposal on the character and appearance of the wider area and the impact of the scheme on highway safety have been addressed within the Officer’s report.

Concerns in respect of consultation matters are noted, and Officers confirm that all adjoining occupiers were notified directly via letter, in accordance with statutory requirements set out within paragraph 029 of the Planning Practice Guidance.

Officers wish to set out to Members that the Council does not have a full five-year housing land supply, with the latest 2025 statement showing a supply of 1.61 years.

In the interest of clarification, tree T1 (Silver Birch) is a Category C tree, with a projected lifespan of less than 10 years. This tree is not due to be removed as part of the proposal, however, Silver Birches are not generally expected to have a long lifespan in comparison to other trees.

In the interest of clarification, only neighbours were consulted as part of the most recent site layout plan (reference Proposed Site Plan 31213-01 Rev G), which shows minor levels of additional planting.

Officers wish to clarify exactly where a 1.3 metre shortfall in the 21.3 metre separation requirement, as set out within the Design Guide SPD, has been identified and noted in the Officer's report between principal windows of plot 2 and no. 13 Post Office Lane to the rear of the site. This is shown by the red line below and will also be identified for Members during the Members site visit prior to the committee meeting.

Following compilation of the report for the Committee agenda, the Council have received further comments from the Landscape Development Officer and these are set out in full below:

As previously stated, the proposal would be likely to lead to significant pressure to fell or carry out works to the retained trees to improve light levels and this remains the case with the submitted layout. Therefore, the originally submitted comments remain valid. Should the application be recommended for approval, the following issues must be addressed:

- *Construction is proposed within the Root Protection Area of T1 and T2, T4, T5 & T10, as well as the hedge along the eastern boundary. It is strongly recommended to reduce the amount of works required within the Root Protection Area, such as reducing the size of the patios and ensuring no underground utility services run through them. This should be designed in collaboration with the project arboriculturist.*
 - *Service plans to be provided for approval, with the existing and proposed trees and protective fencing overlaid.*
 - *Following any layout amendments, and clarification of the utility service runs the Arboricultural Method Statement (AMS) can be updated to reflect the full scope of works and submitted for approval, outlining how the works can occur without causing detrimental effects.*
 - *Cross section of the cell-web path required which shows the proposed construction, as well as the existing and proposed levels of the path and the surrounding land, to ensure it is of no-dig construction. This should occur for the length of the boundary hedge.*

Proposed Planting

- *Whilst the planting appears broadly acceptable. It isn't possible to assess it in full due to the lack of service plans and whether any services pass under where trees are proposed.*
- *The tree within the front garden separating the two properties should be moved to be within the hedge along Post Office Lane, so there is a larger rooting zone for the tree to grow in. The hedge could be extended where the tree currently stands to delineate the boundary between the two properties.*
- *Clarification of the tree and hedge species proposed to confirm their suitability.*

Summary

Whilst the new planting proposed is broadly acceptable, there is still an objection to the proposal due to the pressure the development will put on the existing trees for removal or substantial pruning.

- *Recommend the layout is amended from two plots to one to alleviate this pressure.*
- *If the applicant chooses to proceed with this layout, then a recommendation for refusal is made on the abovementioned arboricultural grounds.*

If the application is proposed for approval, then the following must be resolved.

- *Works to be removed from the RPA of existing trees and hedges as far as practicable.*
- *Service plans to be provided for approval.*
- *Arboricultural Method Statement (AMS) to be updated that reflects any amendments and provided for approval.*
- *Adjustment of planting location of proposed tree within front garden and species proposed required for review.*
- *In respect of the above, the following additional planning conditions are proposed, should Members agree with the Officer's recommendation:*

Prior to the commencement of the development hereby approved above slab level, an Arboricultural Monitoring Statement in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The document will provide details of the groundworks to take place within the identified Root Protection Areas. The approved document shall thereafter be adhered to throughout the construction of the development.

Reason:

In the interests of visual amenity and the longevity of on-site trees, to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

Notwithstanding the approved details, prior to commencement above slab level of the development hereby approved, a fully detailed landscape and planting scheme shall be submitted to and approved in writing by the Local Planning Authority.

Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF

The objectors to the application had been informed prior to the meeting that they would share the allocated 10 minutes between them. The agent/client had also been informed that they would need to share the 10 minutes between them.

Prior to consideration of the application representations were made by Diane Baxter, Margaret Price, Simon Hallchurch, Amanda Hallchurch and Jeremy Price (Objectors) speaking against the application. Further representations were made by William Brearley (Agent) and Paul Morrissey (Client) speaking in support of the application.

In response to a Member question concerning SCC Highways, the Development Management Team Leader responded and advised that SCC Highways had raised no objections to 2 previous applications in Slitting Mill. Officers had noted the shortfall in the SDBF however this had been dealt with within the context of the report.

Resolved:

That delegated authority be granted to officers to secure the required SAC mitigation then the application be approved subject to the conditions contained in the report for the reasons outlined therein, and to the following additional conditions as detailed in the Officer update:

Prior to the commencement of the development hereby approved above slab level, an Arboricultural Monitoring Statement in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The document will provide details of the groundworks to take place within the identified Root Protection Areas. The approved document shall thereafter be adhered to throughout the construction of the development.

Reason:

In the interests of visual amenity and the longevity of on-site trees, to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

Notwithstanding the approved details, prior to commencement above slab level of the development hereby approved, a fully detailed landscape and planting scheme shall be submitted to and approved in writing by the Local Planning Authority.

Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

41. Application CH/25/235, The Former Globe Inn, The Globe site, East Cannock Road, Hednesford, Cannock, WS15 1LZ - Change of use of land and erection of a 5 bay self-service car wash with ancillary equipment

Following a site visit consideration was then given to the report of the Development and Policy Manager (Item 6.48 - 6.75 *(presented by the Planning Officer)*).

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals. She then provided the following update which had been circulated to Members prior to the meeting: -

"Following compilation of the report for the Committee agenda, Officers received a minor amendment and condition 9 (approved plans) has been altered to the following:

9. The development hereby permitted shall be carried out in accordance with the following approved plans:

CANN-FRO-CAR-006-P-01F Block and Location Plan

CANN-FRO-CAR-006-P-04G Proposed Site Plan

CANN-FRO-CAR-006-P-09D Finishes Plan

CANN-FRO-CAR-006-P-12A Existing and Proposed Site Sections

1808TPP rev3

CANN-FRO-CAR-006-P-11B Existing and Proposed Site Levels

Lighting Assessment P189-900 Carvana Cannock

CANN-FRO-CAR-006-P-08 Proposed Valet Centre Plan and Elevations

Ancillar Equipment Plan FRO-CAR-006-P-10 Rev B

Reason:

For the avoidance of doubt and in the interests of proper planning".

Prior to consideration of the application representation was made Josef Pike speaking in support of the application.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons outlined therein and subject to the minor amendment to Condition 9 as detailed in the Officer update.

The meeting closed at 5.20pm.

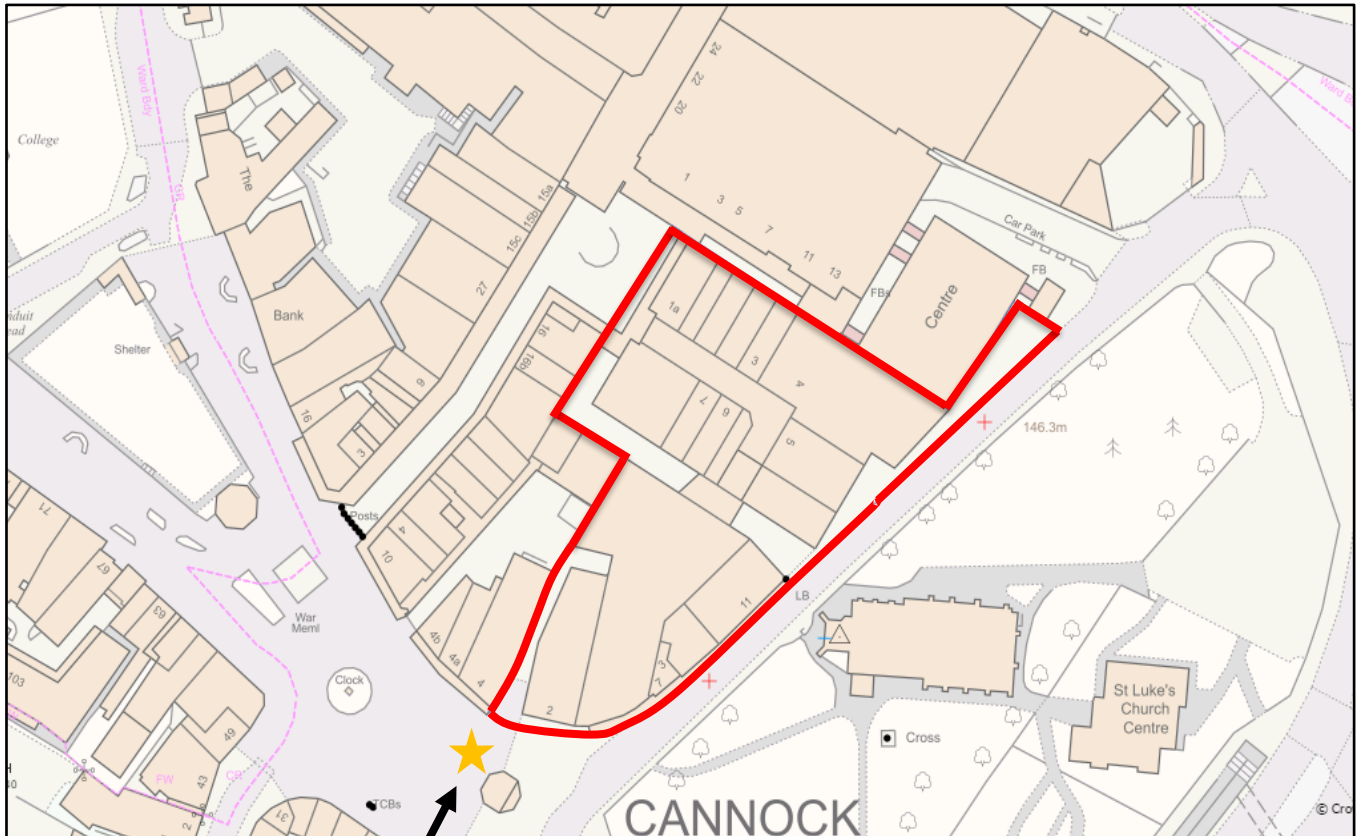
Chair

Application No: CH/25/0361

Location: The Cabot, Church Street, Cannock WS11 1DE

Proposal: Demolition of The Cabot including all associated structures and external element

Site Visit Plan



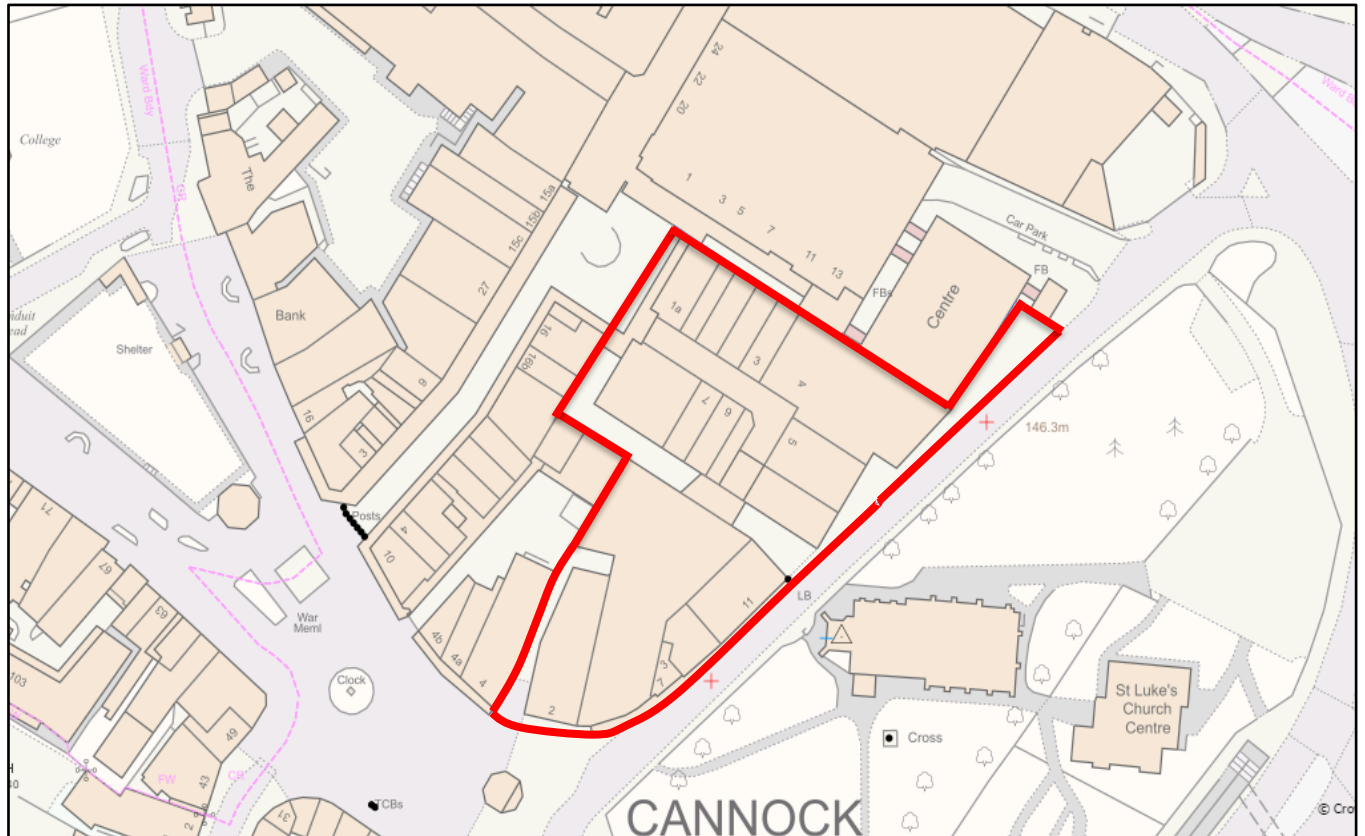
Site meeting point

Application No: CH/25/0361

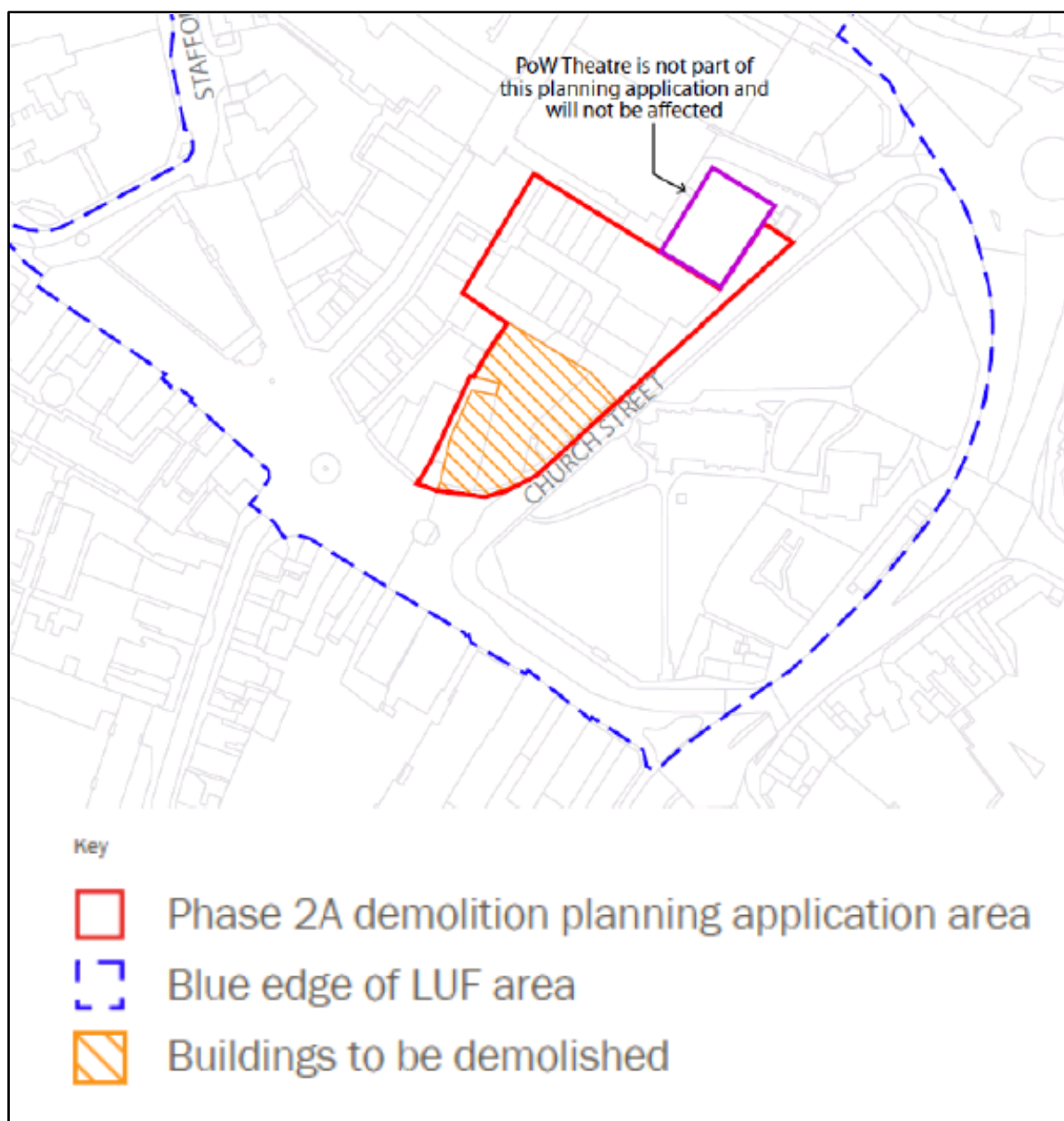
Item No.6.1

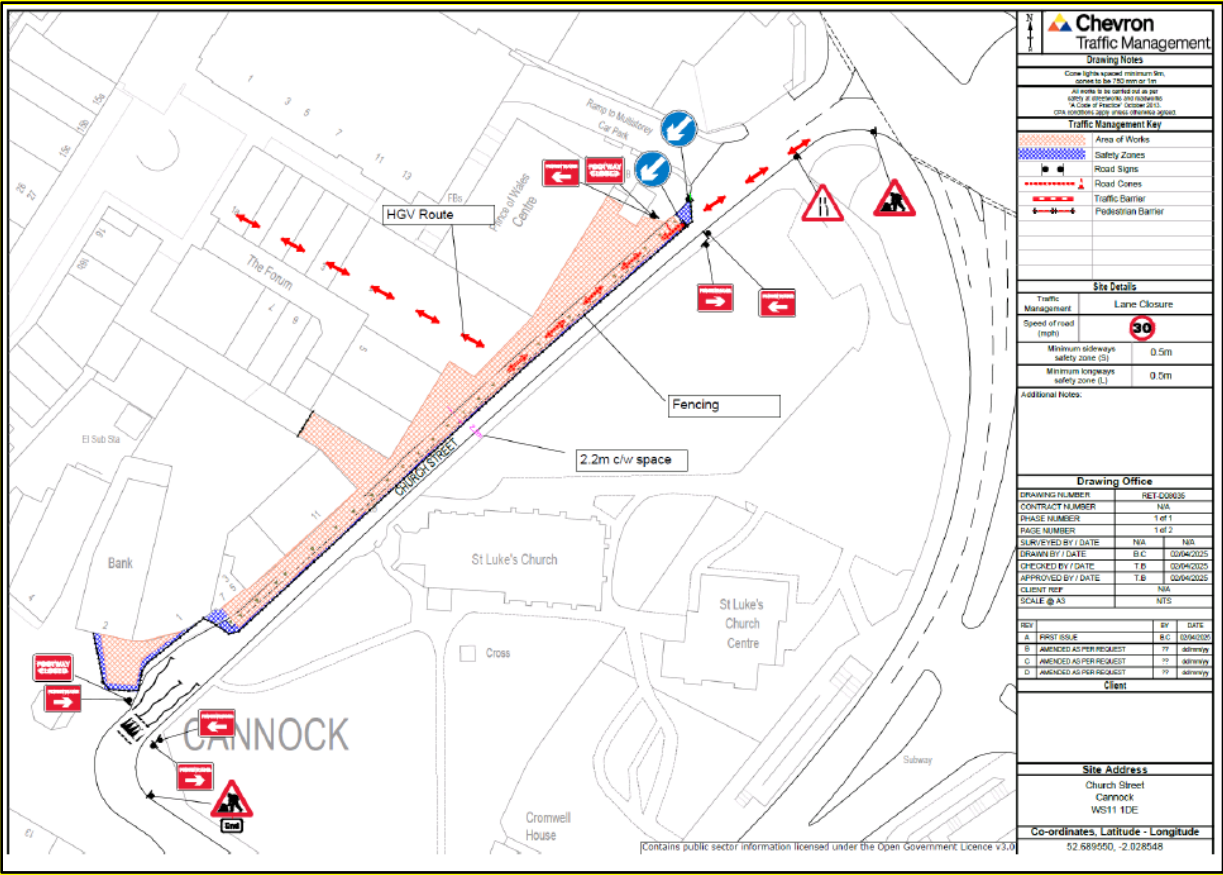
Location: The Cabot, Church Street, Cannock WS11 1DE

Proposal: Demolition of The Cabot including all associated structures and external element



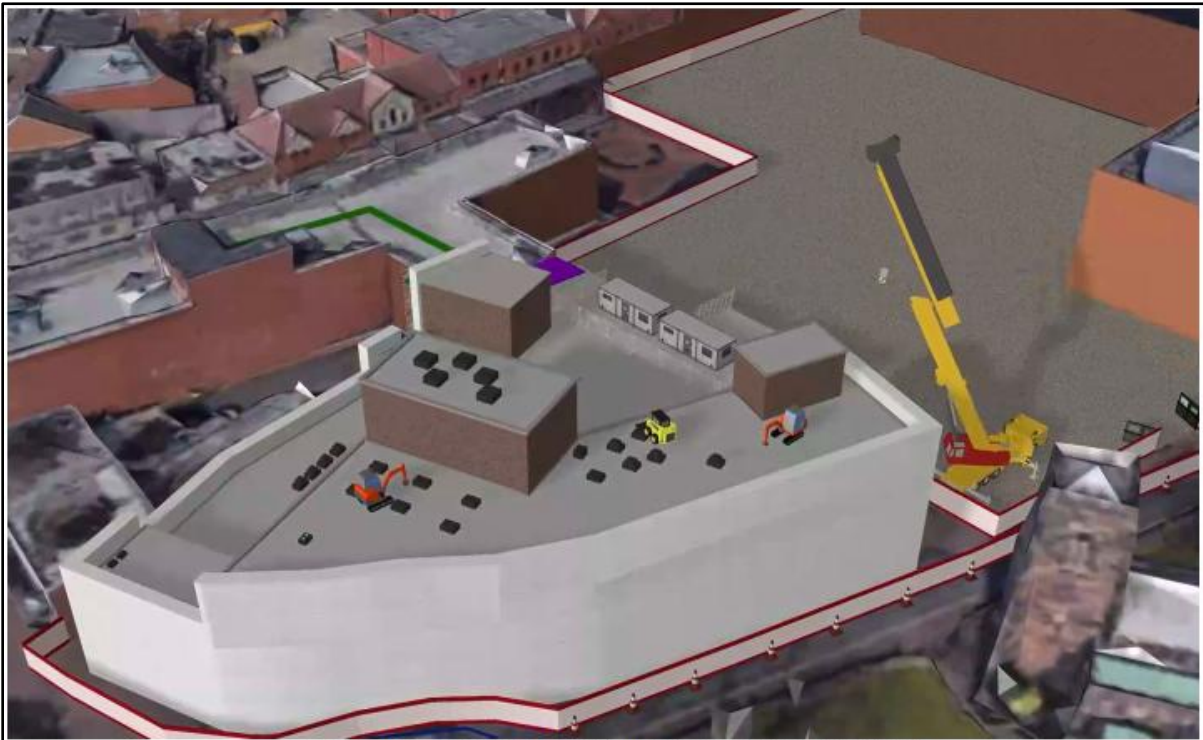
Site Location Plan





Area subject to Temporary Traffic Regulation Order creating traffic movements north to exit onto Ringway. Orange cross hatch denotes 'Area of works' and blue is safety zones





Crane to lift plant and machinery onto the roof of the former Cabot.



Waste Chute to be erected to enable waste to be removed to the rear of the building.

Contact Officer:	David O'Connor
Telephone No:	4515

Planning Control Committee

4 February 2026

Application No:	CH/25/0361
Received:	17 December 2025
Location:	The Cabot, Church Street, Cannock WS11 1DE
Ward:	Cannock Longford & Bridgtown
Description:	Demolition of The Cabot including all associated structures and external elements
Application Type:	Full Planning Application Major

The Application is being presented to Committee due to the application being proposed by Cannock Chase Council – Economic Development Department. Therefore, for probity and transparency the decision is put before the Council's Planning Committee.

Recommendation: Approve subject to Conditions

It is recommended that delegated authority be given to the Head of Economic Development & Planning to **GRANT** planning permission, subject to the conditions outlined within the report

1. EXECUTIVE SUMMARY

- 1.1 In October 2021 Cannock Chase District Council (CCDC) were successful in securing a Grant funding award under round one of the UK Governments Levelling-up Fund of £20M to lead the regeneration of the north-eastern part of the town centre. The current application follows a previous permission as part of the wider Levelling Up Fund project that will repurpose c. 1.70ha, including vacant retail floorspace, and proposes various redevelopment elements all within Cannock Town Centre. The key aim of the wider project is to enhance accessibility, traffic movement, parking and servicing and the public realm.
- 1.2 Demolition was specifically excluded as a main matter within the original outline planning permission partly owing to complexity around how the works would be carried out. Following approval of the main outline application and commencement of demolition in the wider town centre, the demolition of the Cabot Building is now proposed.
- 1.3 Given the large and complex nature of a Town Centre Redevelopment it is ultimately the logistics of how the identified site area will be cleared that the Council as Planning Authority is being asked to consider. Key matters include:

(i) *Demolition Methodology and Sequencing*

The demolition is planned as a phased process rather than a single event, requiring specific techniques for different sections of the site. The techniques are to include:

- **Top-Down and Mechanical Demolition:** The primary method involves a "top-down" approach using hydraulic excavators and Brokks (remote-controlled demolition machines) to demolish floor slabs and beams bay by bay.
- **Hand Separation:** To protect adjacent structures, specifically between units 14 and 9 and the former goods lift, "hand separation" and hand demolition techniques will be used. This minimises vibration transfer to remaining buildings.
- **Canopy Removal:** The external reinforced concrete cantilever canopy onto the Church St will be removed early in the process using scaffold access and hand-held breakers to expose the main structure.
- **Hold Points:** The process includes formal "Hold Points" where work stops to review stability, dust, and noise levels before proceeding to the next section.

(ii) *Traffic and Access Management*

Due to the site's location in Cannock Town Centre, traffic controls are necessary and will broadly accord with those approved for the demolition of the Forum shopping centre, i.e.:

- **Access Routes:** Construction traffic will access the site via the A34 Ringway onto Church Street, utilizing a designated entrance. Drivers are instructed to use only "A" roads when entering or leaving the town centre.
- **Parking Suspensions:** To facilitate the works, seven short-stay and disabled parking bays along Church Street will be temporarily suspended.
- **Pedestrian Management:** The footway adjacent to the site on Church Street will be closed, with pedestrians diverted to the opposite side of the road.
- **Timing:** Delivery times are restricted to between 08:00 and 16:00 to reduce congestion, avoiding peak hours where possible.

(iii) *Control of potential pollution*

A Construction Environmental Management Plan (CEMP) is provided with the application which seeks to minimise potential environmental effects arising from the demolition. These include:

- **Dust Control:** Dust suppression measures, such as water sprays and misting, will be used continuously, particularly during the breaking of concrete.
- **Waste Management:** A Site Waste Management Plan (SWMP) will be implemented to segregate materials (wood, metal, brick) for recycling.

Demolition arisings (concrete/rubble) will be crushed on-site to 6F2 specification and used to backfill voids, reducing vehicle movements.

- Pollution Prevention: Spill kits must be available, and fuel/chemicals must be stored in bunded areas.
- Noise Pollution: Given the proximity to St Luke's Church and operational businesses, noise is a key consideration. A noise monitoring scheme will be implemented with "Amber" and "Red" alert levels to trigger mitigation measures if limits are exceeded. Standard hours are 08:00 to 18:00 on weekdays and 08:00 to 13:00 on Saturdays. There is a specific restriction prohibiting noisy demolition between 10:00 am and 11:00 am on Wednesdays to accommodate the weekly church service.
- Hazardous Materials (Asbestos): Surveys have identified asbestos-containing materials (ACMs) within the structures that must be removed prior to structural demolition. Asbestos has been found in various forms, including cement, woven gaskets, bitumen, vinyl tiles, and insulating board across the former flats, bank, nightclub, and shops. All asbestos removal works will be carried out by a licensed contractor in accordance with the Control of Asbestos Regulations 2012 before soft stripping or mechanical demolition begins.

1.4 The site is in close proximity to the Grade II* listed St Luke's Church and the Scheduled Churchyard Cross. The demolition is expected to have a neutral to positive impact by opening up views of the church and removing vacant modern buildings that do not reflect the town's historic character. Green timber hoardings will be used to screen the works, which may include historic images of the town to encourage community engagement. Following demolition, the site will be left in a safe and secure state ready for the next phases of the redevelopment. Weatherproofing solutions (geotextile membranes and timber battens) will be installed on the exposed walls of adjacent buildings that remain. Voids and basements will be backfilled with compacted crushed material to leave a level surface. A 2.4-meter-high solid hoarding will remain in place around the site boundary to secure the area post-demolition.

1.5 Overall, the application is assessed as broadly complying with the requirements of Local Plan Policy CP11 which seeks to build upon Cannock Town Centre's role as a subregional strategic centre. Key issues around safety, access, minimising disruption and disturbance to others and adequate recycling of materials are considered within the submissions. Subject to compliance with the conditions set out, most notably dealing with traffic routings and noise matters, the logistics of the demolition of the site are considered reasonable and will assist in promoting longer term economic growth through the regeneration of the sustainably located town centre site.

2. RECOMMENDED CONDITIONS:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

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

2. The development hereby permitted shall be implemented in accordance with the submitted Construction Environmental Management Plan (Report No. Cannock/20250310/CEMP), Sequencing Plans, Demolition & Dismantling Activities (dated 15.10.2025), Demolition Method Survey (Report No. 2912734/METHODOLOGY, Revision 1), Temporary Parking Management Report (Revision 1 dated 04.12.2025), and Traffic Management Plan (Report No. Cannock/20092/TMP) and shall be adhered to throughout the demolition works.

Reason:

In the interests of Highway Safety in accordance with Local Plan Policy CP10.

3. No part of the development hereby permitted shall commence until a copy of a highway dilapidation survey has been submitted to Staffordshire County Council covering the site boundaries, adjacent footways and Church Street itself. Immediately following the completion of the development, a further survey of the aforementioned section of Church Street shall be undertaken and an agreed "Schedule of Dilapidations" shall be compiled. The extent of the damage attributed to the development hereby permitted shall then be jointly agreed and then rectified in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason:

In the interests of Highway Safety in accordance with Local Plan Policy CP10.

4. Prior to the commencement of any demolition works, a replacement street lighting design shall be submitted to and approved in writing by the Local Planning Authority. The approved street lighting design shall thereafter be implemented prior to the existing lighting units on the Cabot building and former Barclays Bank being removed.

Reason:

In the interests of Highway Safety in accordance with Local Plan Policy CP10.

5. A) Prior to the commencement of the removal of the slab / foundations of the demolished building hereby permitted, a written scheme of archaeological investigation ('The Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post excavation reporting and appropriate publication.

B) The archaeological site work shall thereafter be implemented in full accordance with the written scheme of archaeological investigation approved under Part A.

C) The next phase of development in this area shall not be occupied until the site investigation and post excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under Part A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:

In the interests of assuring appropriate and proportionate archaeological monitoring and recording in accordance with Policy CP15 and NPPF Para 207.

6. Demolition activities including deliveries and ground works, shall be restricted to the following times:

- 08:00 – 18:00 Monday to Friday.
- 08:00 – 13:00 Saturday.

Construction/Demolition shall not be undertaken on a Sunday or a public holiday.

The developer shall submit, in writing for the approval of the Local Planning Authority, details of any planned demolition activities outside of these times. Those works shall not commence without prior approval from the local planning authority.

Reason:

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policy CP3 - Chase Shaping, Design and the NPPF.

7. Demolition shall be carried out in accordance with the submitted Noise Monitoring Scheme produced by Riverside Environmental Services, Job ref. J357189.

Reason:

To mitigate potential adverse impacts from construction noise on local amenity in line with paragraphs 198 of the National Planning Policy Framework.

8. The development hereby permitted shall be carried out in strict accordance with the following approved documents and shall be adhered to throughout the demolition process:

Demolition Method Survey – Rev 1

Schedule of Site Restoration Requirements – Report number 251101

Pre-demolition Audit Report – Report Number 20251010

Health and Safety Report – Report Number 20250310

Travel Management Plan Rev 1

Temporary Parking Management Report

Noise Report - Job ref. J357189

Construction Environment Management Plan Rev 2

Reason:

For the avoidance of doubt and in the interests of proper planning.

3. INFORMATIVE NOTES TO THE APPLICANT

Cadent Gas

- 3.1 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The

applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/our-services/gas-diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Highway Works

- 3.2 The works associated with this application will require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the agreement. The link below is to the Highway Agreements page on the county council's website:
www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx.
- 3.3 Please complete and send all relevant information to road.adoptions@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential deadlines.
- 3.4 The works associated with the requirement for a Temporary Traffic Regulation Order along Church Street will require an agreement with Staffordshire County Council. Please make contact as soon as possible with Emma Crutchley, Traffic & Network Coordination Manager by emailing:
Emma.crutchley@staffordshire.gov.uk.
- 3.5 The following highway feature is to be removed and re-located: Lighting units (6, 8 & 11) which are currently attached to the Cabot building façade and former Barclays Bank. Please contact the Highway Authority to arrange for the removal and re-location of the units by contacting:
lightingforstaffordshire@eonenergy.com.

4. CONSULTEE RESPONSES

EXTERNAL CONSULTEES

- **Staffordshire County Council Highways Authority – No objection subject to conditions**

The proposal seeks planning permission for Demolition of the Cabot building, Erection of a 2.4m high solid hoarding around the perimeter of the site to ensure safety and security, Retention of the temporary site compound is currently in situ at the MSCP site and will be positioned at the Forum site to enable demolition works to the Cabot. Also included is the temporary and partial closure of on-street parking bays on Church Street (note the parking bays are 20min max stay only). The applicant states that demolition will take around six to eight months and plan to commence in January/February 2026 if planning permission is granted. Key matters raised in the Highway Authority response include:

- Collision History: The Highway Authority reviewed records showing only two slight personal injury collisions on Church Street in the past five years,

concluding that the demolition is unlikely to exacerbate existing safety problems.

- Dilapidation Survey: A mandatory survey must be conducted before and after the works to record the condition of site boundaries, footways, and Church Street. Any damage to the highway or utility grids caused by the demolition must be repaired by the applicant.
- Street Lighting: Three existing streetlights are attached directly to the buildings slated for demolition. The applicant must submit and implement a replacement lighting design before these units are removed to ensure the area remains safely lit for pedestrians and drivers.
- Designated Routes: All construction and demolition traffic must use "A" roads around the town centre, specifically avoiding residential routes and "B" roads.
- Site Access: Heavy Goods Vehicles (HGVs) will access the site via the A34 Ringway onto Church Street. They will enter through a designated gated entrance, utilizing protective mats or plates over the pavement area under the supervision of a banksman.
- Worker Parking: On-site parking for workers is strictly limited to those carrying heavy equipment. The workforce is encouraged to use public transport or existing public car parks, and unapproved parking on public roads is prohibited.
- Temporary Parking Losses: The demolition requires a short-term (12-week) displacement of on-street parking, including the temporary removal of five disabled parking spaces in front of the building while hoardings are erected. After this initial period, these spaces will be reinstated.
- Footway Closure: The footway adjacent to the site will be closed for the 6–8-month duration of the works. Pedestrians will be diverted to use the existing zebra crossing near the bandstand to access St Luke's Church and other areas.
- TTRO Requirements: The applicant must coordinate with the SCC Traffic & Network Management Team to amend and extend the existing Temporary Traffic Regulation Order (TTRO) originally established for the Forum shopping centre demolition.
- Top-Down Approach to Demolition: To prevent debris from falling outside the site hoardings, the building will be demolished from the top down.
- Canopy and Hand Separation: The external concrete canopy overhanging the footway will be removed first using scaffold platforms. Additionally, the former goods lift at the rear of the building must be removed by hand.
- Site Maintenance: The contractor is required to keep all public roads clean and free of mud or debris, with specific prevention measures outlined in the Demolition Method Survey.
- The applicant is required to secure a formal Highway Works Agreement with the County Council before proceeding.
- Adherence to Management Plans: All works must strictly follow the submitted Construction Environmental Management Plan (CEMP), Traffic Management Plan (TMP), and other approved sequencing documents.

In summary no objections are raised to the works proposed provided the following condition are applied to the planning consent:

1. Condition required to secure compliance with submitted CEMP, Demolition Method Survey, Temporary Parking Management Report, Traffic Management Plan.
 2. Highway Dilapidation Survey required
 3. Street Lighting Design Required
- **Cadent Gas – No objection, informative note required**

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low-pressure assets. We have no objection to this proposal from a planning perspective subject to the inclusion of the supplied informative note.

- **Staffordshire Police Architectural Liaison Officer – No objections, comments made reference inclusion of security measures**

A number of construction sites within Staffordshire have been victims of theft. I recommend onsite security is utilised on this site, to prevent theft of machinery, metal theft, and tools. A monitored PIDS system, is activated if movement is detected, as well as activating CCTV, the company will also alert the police as soon as the system is tampered with.

Site security is paramount during the construction phase. CCTV, fencing and a secure temporary access point are essential.

- **Historic England – No objection in principle, some concerns about prospect of ongoing vacancy**

Historic England has no objection in principle to the proposed demolition works, where the mid-1970s block lies adjacent to the Cannock Town Centre Conservation Area. Historic England acknowledges the potential benefits that the proposed scheme of redevelopment could potentially bring to the town centre and possible enhancement with regards to more responsive and sympathetic development. Historic England notes the potential impact upon the character and appearance of Cannock Town Centre Conservation Area, along with the setting of St Luke's Church (grade II* listed) and the church cross (Scheduled Monument). Whilst there is no principle objection to the demolition of the existing building, where we concur (as stated in the Cannock Town Centre Conservation Area Appraisal) that the existing buildings only make a neutral contribution to the character and appearance of the adjacent conservation area.

However, we have concerns with the site remaining vacant especially given the demolition of the old market hall adjacent, where there shall be inevitable incremental visual impact and what would be a significant gap site. Therefore, we would expect to see the site redeveloped as expediently as possible, especially given its relatively prominent corner location within the town centre. Any new development should reflect the existing building (and its predecessor COOP

building) to reflect the existing historic building line, be no more than three storeys high, and possess vertical emphasis (i.e. fenestration dimensions).

- **Staffordshire County Council Archaeologist – No objection subject to condition**

Further to our previous correspondence on the associated outline application (i.e. CH/23/0131) we will reiterate the applicant's commitment, in their agent's Historic Environment Response (dated 27/6/25), to archaeological monitoring during ground slab removal/grubbing out foundations. This is not mentioned in the current application and provision for archaeological monitoring is not considered in any of the supporting documents, such as the CEMP or DMS. This is particularly pertinent in this part of the site, as the SHER records that the application site formed part of the medieval core of Cannock, and formed part of the medieval burgrave plots in this area. Furthermore, the SHER records that this was the site of a timber framed house of late 16th or early 17th century origin, which was demolished in the 1950s. The HIA also notes that the site, prior to the construction of the current buildings, was occupied by a number of buildings, primarily occupied by the Cannock & District Cooperative Society shop since at least 1911. Historic mapping suggests that these buildings were standing from at least the 1880s.

In order to secure that the archaeological monitoring will take place during ground slab removal/grubbing out foundations required to deliver the current proposals it is recommended that a condition of consent is applied. The above works* could be most satisfactorily secured via a condition attached to any planning permission for the scheme.

INTERNAL CONSULTATIONS

- **Economic Development – No objections**
- **Planning Policy – No objections**

The current development plan comprises the Cannock Chase Local Plan (Part 1) and the Staffordshire County Council Waste and Minerals Local Plan. It also comprises the Hednesford and Cannock Wood Neighbourhood Plans.

- (i) The Cannock Chase Local Plan (Part 1) Policy CP3 advocates high standards of design of buildings and spaces and cohesion with adjacent uses in new development including the protection of amenity. Development proposals are required to be well-related within the development and to existing buildings and their surroundings in terms of layout, design, access, scale, appearance, landscaping and materials based upon an understanding of the context of the site and appropriate professional expertise.
- (ii) Policy CP9 identifies that priority will be given to employment uses which add value to and strengthen the local economy and that proposals which raise the District's job density will generally be supported. while CP16 encourages sustainable resource use including the mitigation/reduction of pollution and the sustainable use of brownfield sites.
- (iii) Policy CP11 notes that Cannock is a Strategic Sub-regional centre in the centre hierarchy, as the largest retail centre in the District. The policy notes that retail and office uses should take a sequential approach that gives

priority to the regeneration of the town centre within the town centre boundary, followed by edge of centre locations.

- (iv) Policy CP15 identifies that the District's historic environment will be protected and enhanced via the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place.

Emerging Local Plan

The emerging Local Plan is at an advanced stage, and a final version has been subject to consultation in accordance with Regulation 19 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Council submitted the Local Plan to the Secretary of State for Examination on 29th November 2024. The section on emerging plan sets out factors for consideration in applying weight to the emerging Local Plan.

The Examination is well advanced, and the Main Modifications consultation was undertaken between 20th October and 1st December 2025 following the conclusion of the hearings in May, June and July.

(i) POLICY SO6.4: TOWN CENTRE DESIGN

The policy seeks to create an attractive and safe environment of high design quality to make the town centre resilient and attract growth.

(ii) POLICY SO8.6: BROWNFIELD AND DESPOILED LAND AND UNDER-UTILISED BUILDINGS

Make effective use of under-utilised land and buildings, particularly within designated settlement boundaries, through building renovations and conversions, the demolition and rebuilding of vacant and redundant buildings, and building on or above existing buildings, service yards, car parks or other infrastructure.

Conclusion

The proposal, alongside the other Town Centre redevelopment work which has already commenced, will enable future redevelopment of this part of Cannock Town Centre. The current buildings contain vacant units, many of which have been vacant for an extended period of time.

Removing the vacant retail structures will enable progression of plans to ensure the future vitality and growth of the Town Centre.

The emerging Local Plan has been subject to Examination in Public, and all representations logged and summarised. At this time several Statements of Common Ground have been signed to aid in the resolution of specific objections received and these are available on the examination website. Some of these contain proposed modifications to the plan and as such it is not clear whether some of the drafted policies could be subject to change through the examination process. It should be noted that most policies in the emerging plan have been contested to a degree by representations made at the Regulation 19 stage which affects the weighting that can be provided to the policies at this stage. As such,

we will leave it to the Case Officer to determine the weighting to apply in line with Paragraph 49 of the Framework.

- **Environmental Health – No objection subject to conditions**

The areas of concern for us would be surrounding construction noise/ vibration and dust. This proposal includes a CEMP and a noise report which address any concerns EH may have. I agree with the methods of mitigation within the noise report and the CEMP therefore I have no objection or adverse comments to make. Conditions to secure compliance with submitted documents required.

5. PUBLICITY

- 5.1 The application has been advertised by press advert, site notices in the vicinity of the site and letters to nearby occupiers. No responses to the publicity carried out have been received.

6. RELEVANT PLANNING HISTORY

CH/23/0131: Outline planning permission with all matters reserved for regeneration of town centre including mixed use leisure and cultural hub, refurbishment of Prince of Wales Theatre, upto 750sqm of new cafe/bar/restaurant premises within the theatre, new cafe building (upto 325sqm), managed workspace (upto 1300sqm), replacement retail unit (upto 1858sqm), new office accommodation (upto 3170sqm), extra care / retirement accommodation (upto 70 dwellings), bicycle hub and associated public realm improvements. Approved September 2023

CH/24/190: Demolition of Units 1 and 2, and partial demolition of Unit 3, removal of glazed canopy to Market Hall Street. Demolition of Multi Storey Car Park and erection of temporary compound. Approved October 2024

CH/24/249: Approval of reserved matters for the access, layout, landscaping, external appearance and scale of the northern gateway comprising cafe, ramps and steps, new toucan crossing to ringway and landscaping to public realm including infill of the subway. Approved January 2025

CH/25/0189: Demolition of The Forum including all associated structures and external elements. Approved October 2025

7. SITE AND SURROUNDINGS

- 7.1 Cannock town centre houses a mixture of independent retailers, chain shops and retail provision and also hosts a local market and includes the Prince of Wales Theatre. The Town Centre offers a mix of community services, retail provision, social and leisure activities for the residents of the town. The wider town centre regeneration area is bounded by the Ringway to the north, Market Place to the south and Church Street to the east.
- 7.2 The more immediate surrounding area comprises retail/commercial uses, restaurants, Public Houses and Cannock Bus Station, located within Cannock Shopping Centre, High Green Court and along Market Place and Church Street. To the north beyond the Ringway lies a large surface level car park with vehicle access/egress off Beecroft Road/Allport Road and pedestrian link to the town centre via a subway which passes under the Ringway. To south-east lies a large-scale Morrisons supermarket and further commercial uses. To the north/north-

east lies Cannock Chase Hospital and the CCDC Civic building on Brunswick Road/Beecroft Road. To the north-west lies the Chase Leisure Centre on Stafford Road.

- 7.3 Directly to the east of the site lies the Parish of St Luke and St Thomas Church and grounds, beyond which lies the Walsall College Cannock Campus, restaurants and a large-scale commercial building occupied by B&M Home Store. To the south lies Backcrofts Park and the large-scale Asda Super Market.
- 7.4 The Cannock Town Centre Conservation Area is located to the south of the site. Although the defined application site is not within the Conservation Area, the wider development proposed would be seen in close association with the Conservation Area and Grade II* listed Parish Church of St Luke (List UID: 1295000).

8. PROPOSAL

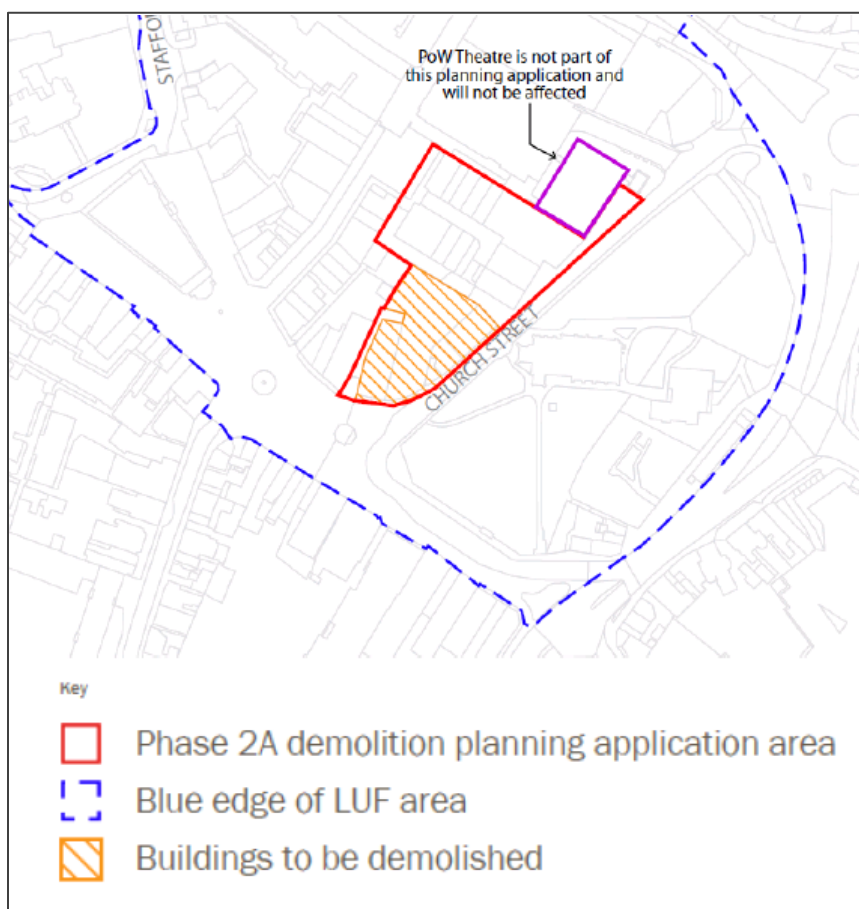


Figure 1: Extract from submitted Demolition Method Survey depicting the extent of the zone of demolition proposed.

- 8.1 The application follows outline approval of works as part of a wider Levelling Up Fund project that will repurpose c. 1.70ha, seeking to provide new café, office, public realm improvements, retirement accommodation. The key aim of the wider project is to enhance accessibility, traffic movement, parking and servicing within the centre as well as improving the public realm. Demolition was specifically excluded as a main matter within the original outline planning permission partly owing to complexity around how the works would be carried out. Following approval of the main outline application, a Demolition Contractor is appointed and relevant project work provided as part of this full planning application.

- 8.2 The current application seeks planning permission for the demolition of the Cabot building. This represents the next phase (Phase 2a) in the wider town centre regeneration strategy, following the approval of the neighbouring Forum shopping centre demolition application (CH/25/0189) and the earlier partial demolition of the multi-storey car park (MSCP).
- 8.3 The Cabot, a commercial premises, is predominantly vacant. The adjacent Forum shopping centre is currently being dismantled in a phased manner and the void left by this demolition will be retained temporarily to accommodate a site compound to assist with the Cabot demolition. The proposal seeks planning permission for the following:
- (i) Demolition of the Cabot building.
 - (ii) Erection of a 2.4m high solid hoarding around the perimeter of the site to ensure safety and security.
 - (iii) Retention of the temporary site compound is currently in situ at the MSCP site and will be positioned at the Forum site to enable demolition works to the Cabot.
 - (iv) Temporary and partial closure of on-street parking bays on Church Street (note the parking bays are 20min max stay only).



Figure 2: Image showing highlighted building to be demolished

- 8.4 The approach to demolishing the Cabot building requires careful management of public thoroughfares, demolition routings of vehicles and management of potential impacts on nearby users. The submissions suggest the demolition process, expected to take approximately six to eight months, includes preparatory works, a specific structural demolition sequence (utilising a top-down methodology), stringent environmental controls, and a detailed traffic management strategy as discussed in the relevant sections of this report.
- 8.5 The intention is for the construction compound to occupy the void left by the phased dismantling of the adjacent Forum shopping centre. This setup involves the retention of the temporary site compound currently in situ at the Multi-Storey

Car Park (MSCP) site, which will be positioned at the Forum site specifically to facilitate the Cabot demolition. The compound will include Welfare Facilities, Operational Areas of plant and machinery and worker parking restricted to a minimum of personnel.

- 8.6 In terms of traffic and pedestrian management, a partial road closure in line with the approach adopted to the demolition of the Forum Shopping Centre is proposed.

9. PLANNING POLICY

- 9.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

- 9.2 The Development Plan currently comprises the Cannock Chase Local Plan (2014) and the Minerals Local Plan for Staffordshire (2015-2030).

- 9.3 Relevant Policies within the Local Plan Include:

CP1:	Strategy
CP3:	Chase Shaping-Design
CP9:	A Balanced Economy
CP10:	Sustainable Transport
CP11:	Centres Hierarchy
CP12:	Biodiversity and Geodiversity
CP15:	Historic Environment
CP16:	Sustainable Resource Use

- 9.4 The relevant policies within the Minerals Plan are:

- (i) *Mineral Safeguarding*

National Planning Policy Framework

- 9.5 The NPPF (2024) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be 'presumption in favour of sustainable development' and sets out what this means for decision taking.

- 9.6 The NPPF (2024) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

- 9.7 Relevant paragraphs within the NPPF include paragraphs:

8:	Three dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
38:	Decision-making
47-50:	Determining Applications

90:	Ensuring the vitality of town centres
114, 115:	Promoting Sustainable Transport
131, 135, 139:	Achieving Well-Designed Places
200, 203, 207, 208	Conserving and Enhancing the Historic Environment
189, 191:	Ground Conditions and Pollution

Other relevant documents include:

Cannock Chase District Council (April 2016) Design Supplementary Planning Document.

Cannock Chase District Council (July 2005), Cannock Chase Local Development Framework; Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.

Cannock Chase District Local Plan Preferred Options 9 February 2021)

9.8 Emerging Policies

SO6.5 Cannock Town Centre Redevelopment Areas

SO6.2 Provision of Main Town Centre Uses and Town Centre Services

10. DETERMINING ISSUES

10.1 The determining issues for the proposed development include: -

- a) Principle of development
- b) Character, appearance and heritage
- c) Heritage Considerations
- d) Residential and public amenity
- e) Highways Considerations
- f) Ecological Considerations

11. PRINCIPLE OF THE DEVELOPMENT

11.1 The site is located within the Town Centre boundary. Part of the site falls within an allocated Primary Retail Area, which seeks to retain existing Class A1 retail uses and to which new retail development will be directed. Policies CP3, CP15 and CP16 would therefore be relevant to the consideration of this proposal.

11.2 National planning policy in the NPPF and PPG supports the role that town centres play at the heart of local communities and advises that a positive approach to their growth, management and adaption should be taken. Whilst ensuring the vitality and viability of centres remains paramount the range of uses now included as 'main town centre uses' has expanded under the new Class E use class arrangement. In addition, Para 86 (f) of the NPPF states that 'residential development often plays an important role in ensuring the vitality of centres and encourage development on appropriate sites.' These demolition proposals are fundamentally linked to the wider delivery of the approved Outline development under application CH/23/0131. The principle of redeveloping the site has been agreed albeit the logistics and related implications are important to the consideration of this demolition application.



Figure 3: Image showing proposed building from street level

- 11.3 A key consideration is whether demolition works or cordons could impact trade / public access through the town. No obstruction to trading businesses is shown to be apparent within the submissions. Hoardings erected would not prohibit access to nearby businesses. The proposals would not have any obvious impact on the function of the town market and in conjunction with the means of demolition and approach to the routing of traffic discussed in the rest of this report, will not adversely affect the normal function of nearby uses.
- 11.4 Taking these matters into account, there would seem no overriding conflict with Policy CP11, CP3 or CP15/CP16 in principle, and the wider scheme is geared to promote the vitality and viability of the main town centre in accordance with the policy.

12. CHARACTER AND APPEARANCE



Figure 4: Image showing relationship of the rear of the Forum shopping centre (right) to the Church of St Luke Grade II Listed Building*

- 12.1 Policy CP3 of the Local Plan supports high-standards of design, and for development to be well-related to existing buildings and their surroundings, including measures to design out crime and anti-social behaviour, and to promote ease of access and mobility within development and from its surroundings. Policy CP15, CP16, the Design SPD and the Town Centre Conservation Area Appraisal and Management Plan are relevant to the consideration of the application, especially given the close visual association of the proposals in the context of the Grade II* listed Parish Church of St Luke.
- 12.2 As the proposals are geared towards demolition of structures within the centre, the main consideration is around what public realm will be impacted through new walls being exposed or gaps in built form creating impacts upon character. Inevitably demolition is not an aesthetically pleasing process, such that most demolition utilises hoardings to screen the working area – both for visual and site security/safety purposes.



Front sections of the gantry to be demolished from inside the hoarding line.

Figure 5: Extract from Demolition Method Plan showing the type of hoardings to be erected around the site along with removal of canopies overhanging the footway from within the site compound established.

- 12.3 The security and hoarding strategy for the demolition of the Cabot, both during the works and post-demolition, is designed to ensure public safety, deter unauthorised access, and manage the site boundaries in a high-traffic, central location.
- 12.4 The demolition includes several measures to manage site security, ensuring compliance with industry standards like BS:6187-2011 and principles of Secured by Design. Key security elements include:
- (i) Access Control and Gates: The site perimeter will be secured by access-controlled and locked gates. Entry and egress to the site are supervised by a security guard during working hours.

- (ii) Surveillance: Security cameras, specifically RSI motion-triggered cameras with rapid response, will be in place.
 - (iii) Signage: All work areas will be suitably signed at access and egress points with warnings such as "Construction Site – Keep Out" and "Visitors / Deliveries to report to Site Office". Clear signage should be displayed to deter possible intruders.
 - (iv) Personnel Management: Entry to the site will be controlled by a signing in/out system for inducted personnel and visitors. The primary access will feature a hand scanner and turnstile arrangement as an additional layer of control, and subcontractor personnel must show relevant H&S certification (e.g., CSCS/CCDO) upon entry.
 - (v) Physical barriers are essential to establish an external exclusion zone and protect the adjacent live structures and public areas.
- 12.5 A 2.4m high solid plywood hoarding (boarded hoarding) will be erected around the perimeter of the site to ensure safety and security. This hoarding is composed of durable material and is designed to maintain an appropriate town centre appearance, considering nearby heritage assets and pedestrian safety. Scaffold to the elevations will be fully monar flexed (fire retardant) as a safety precaution, helping to create a specific exclusion zone and ensure no debris or dust leaves the confines of the site. The scaffolding itself will have green timber hoarding and sheeting/containment netting to protect the surrounding areas from site debris.
- 12.6 Officers assess overall the demolition application represents a phase of realising the development opportunity to enhance the town centre. Short term the appearance will be screened by hoardings and this, along with exposed side elevations to buildings will have a minor negative effect on the character of the centre prior to being redeveloped – but this is an inevitability of redevelopment. How a future development would present itself outwardly is not strictly a matter to be considered as part of this demolition application. Nevertheless, subject to conditions requiring maintenance of hoardings in line with the submitted documentation, Officers can seek to minimise exposure of the public to part demolished zones. Such is in the spirit of assuring high quality development in line with Local Plan Policy CP3.

13. HERITAGE CONSIDERATIONS

- 13.1 The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance, irrespective of whether potential harms amount to substantial harm, total loss of less than substantial harm to significance (para 199). Any harm to or loss of significance should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional (para 213). Additional guidance is given on the consideration of opportunities for new development within World Heritage Sites and Conservation Areas (para 219; 220).

- 13.2 Where there is substantial harm to or loss of significance of a designated heritage asset, consent must be refused unless a number of criteria are met, including achieving substantial public benefits that outweigh the harm or loss (para 201). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (para 215). The NPPF also makes provision to allow development which enhances World Heritage Sites and Conservation Areas (para 205).
- 13.3 Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be Planning Practice Guidance (PPG): Historic Environment (MHCLG, July 2019).



Figure 6: Image taken from Appendix 1 within submitted Heritage Impact Assessment showing the Grade II listed church in same vista as proposed demolition*

- 13.4 A Heritage Impact Assessment (HIA) Report was prepared by Tetra Tech to support the planning application with a focus on potential impacts on designated heritage assets and their settings in the heart of Cannock Town Centre. The HIA concludes that the current buildings have a neutral impact on the Cannock Conservation Area. The report states:

“10.1.1 ...The demolition will remove empty shopping units, which do not reflect the historic character of the town. The works will also create a temporary view between the busy market square and the Grade II Listed Parish Church of St Luke and the Scheduled Churchyard Cross. As the demolition would result in open space, this would slightly alter the skyline of the surrounding assets by removing the modern, brick building that currently exists on the site. This is thought to be a negligible/slight positive change.*

Whilst the Conservation Area and Listed Buildings would suffer negative effects during the demolition phase due to an increase in works traffic and plant in the area, as well as noise and dust arising from the works, this is expected to be temporary and will cease following demolition, albeit with a recurrence during any construction that will follow. These adverse effects can be mitigated by the demolition contractor and/or Principal Contractor through adherence to Considerate Contractor schemes and a construction Environmental Management Plan (CEMP), supported by suitably worded planning conditions. It is expected that once a demolition contractor is appointed, they will produce detailed method statements, as well as temporary works measures."

- 13.5 Historic England expressed no objection in principle to the demolition, supporting the benefits the project could bring to the town centre, especially given that the existing buildings do not positively contribute to the setting of adjacent heritage assets. It was also acknowledged that temporary unavoidable negative effects will occur during the demolition period through disturbance, visual impacts of a vacant site and the wider setting impacts on the Conservation Area. Some concerns are expressed about potential ongoing vacancy if redevelopment was not to occur swiftly.



Figure 7: Extract from Appendix 1 of submitted Heritage Impact Assessment showing view between the site and St Luke's Church

- 13.6 Officers appreciate the reservations about impacts and fully agree with Historic England's response. Overall, Officers assess the existing appearance fails to capitalise upon a significant asset within the town centre. The building does not respect the traditional appearance of the church which should be a key focal point in any design going forward. However as above, such designs are not a component of the current application. Thus, in order to realise the future potential as acknowledged by Historic England, some short-term disruption and interruption to views is a necessary step. Therefore, as a policy balancing exercise, the harms resulting to nearby assets are setting impacts only (as opposed to direct physical impacts) and in considering these harms the consensus is that the maximum extent "Slight Negative" in the short term. In the longer-term redevelopment of the area is likely to yield substantial positive benefits and in conjunction with the mitigation outlined in the Heritage Impact Assessment, Officers assess the potential long term substantial public benefits are capable of tipping the balance in favour of the demolition. Thus, having regard to Para 215, the public benefits of the development are assessed as capable of offsetting the harms resulting.

13.7 Archaeology

There is limited mention of Archaeological considerations or future practices within the submitted Heritage Impact Assessment. The County Archaeologist confirms that previous correspondence on the associated outline application (i.e. CH/23/0131) affirmed the applicant's commitment, in their agent's Historic Environment Response (dated 27/6/25), to archaeological monitoring during ground slab removal/grubbing out foundations. It is also apparent that archaeological monitoring is not considered in any of the supporting documents, such as the CEMP or DMS. The County Archaeologist highlights:

"This is particularly pertinent in this part of the site, as the SHER records that the application site formed part of the medieval core of Cannock, and formed part of the medieval burgrave plots in this area. Furthermore, the SHER records that this was the site of a timber framed house of late 16th or early 17th century origin, which was demolished in the 1950s. The HIA also notes that the site, prior to the construction of the current buildings, was occupied by a number of buildings, primarily occupied by the Cannock & District Cooperative Society shop since at least 1911. Historic mapping suggests that these buildings were standing from at least the 1880s."

- 13.8 The County Archaeologist confirms that in light of the above historic significance factors and high potential, they would wish to require archaeological monitoring is secured as part of the planning process. This is not disputed by the applicant, albeit it is requested that the condition wording "prior to commencement" is omitted in favour of prior to removal of the foundation. Officers consider this step achieves the same intent as requested. As such conditions to secure a Written Scheme of Investigation are recommended in a slightly varied format from the original wording.

Heritage Conclusions

- 13.9 Subject to conditions to secure appropriate mitigation with the aim of minimising impacts on nearby heritage assets and subject to archaeological monitoring conditions as requested by the County Archaeologist, for the reasons documented Officers assess the application is in accordance with Local Plan Policies CP15 and NPPF Para 215.

14. RESIDENTIAL AND PUBLIC AMENITY

14.1 Paragraph 135(f) of the NPPF states that planning policies and decisions should ensure that developments [amongst other things] create places with a high standard of amenity for existing and future users.

14.2 In liason with the Council's Environmental Health team, officers assess that potential noise and disturbance, dust and vibration considerations are key matters for the consideration of the application.

14.3 The submissions emphasise the of use of Best Practicable Means (BPM) to minimize pollution.

(i) *Noise and Vibration Control:*

Monitoring stations for noise, dust, and vibration will be installed throughout the surrounding area. These monitors will utilize Amber and Red trigger levels (e.g., 3mm/s for amber vibration warning and 5mm/s for red) which trigger automatic alerts, allowing working methods to be adjusted. Mitigation includes employing low vibration methods, using silenced equipment and machinery (super silenced compressors/generators), utilizing hydraulic concrete pulverizing jaws to reduce noise, and keeping plant engine covers closed. When loading waste transporters, the smallest 'drop' possible will be utilized to reduce impact noise, dust, and vibration. This includes specifically minimising noise during the Wednesday morning Church Service 10-11am.

(ii) *Dust Control:*

Dust suppression is proposed to be utilised primarily by applying water spray manually using water hoses. Dust suppressant units (dust bosses) will be deployed, particularly in the fall area of the building where a 'vortex' of dust may be created. High-reach excavators will also have a dust suppression gun on the arm. All roads and footpaths to and from the work area will be kept free of dust, mud, and debris at all times.

(iii) *Waste and Materials Recovery:*

A pre-demolition audit was conducted to identify opportunities for reclamation, re-use, and recycling, adhering to the waste hierarchy. The structures will be soft stripped prior to demolition to maximize segregation of waste streams, including metal, timber, concrete, and plastics. The demolition approach targets the reuse of materials on site. It is estimated there will be around 16,367 tonnes of reusable crush. This material will be processed (crushed to 6f2 specification) on site and left for future use as hard standing, piling mats, roads, or substructures for the subsequent construction phase. The material must be tested for contaminants and asbestos every 2500 tonnes.

14.4 Subject to conditions both Officer's and the Council's Environmental Health department are satisfied that adequate controls would be in place to avoid significant impacts from noise, vibration or dust. As such compliance with NPPF 139(f) and Local Plan Policy CP3 is assured.

15. HIGHWAYS AND ACCESS CONSIDERATIONS

- 15.1 A Construction Environmental Management Plan (CEMP) accompanies the application. This considers a range of matters associated with the demolition including traffic routings, loading and unloading, construction worker parking and similar. C&D Engineering Consultants Ltd appointed Chevron Traffic Management to implement a traffic plan.
- 15.2 The primary challenge is that the site is located in the town centre, adjacent to active businesses, and within a one-way system. Vehicular access and egress will be gained via the A34 Ringway onto Church Street. This route historically served the loading areas associated with the former multi-storey car park (MSCP) and surrounding retail units.

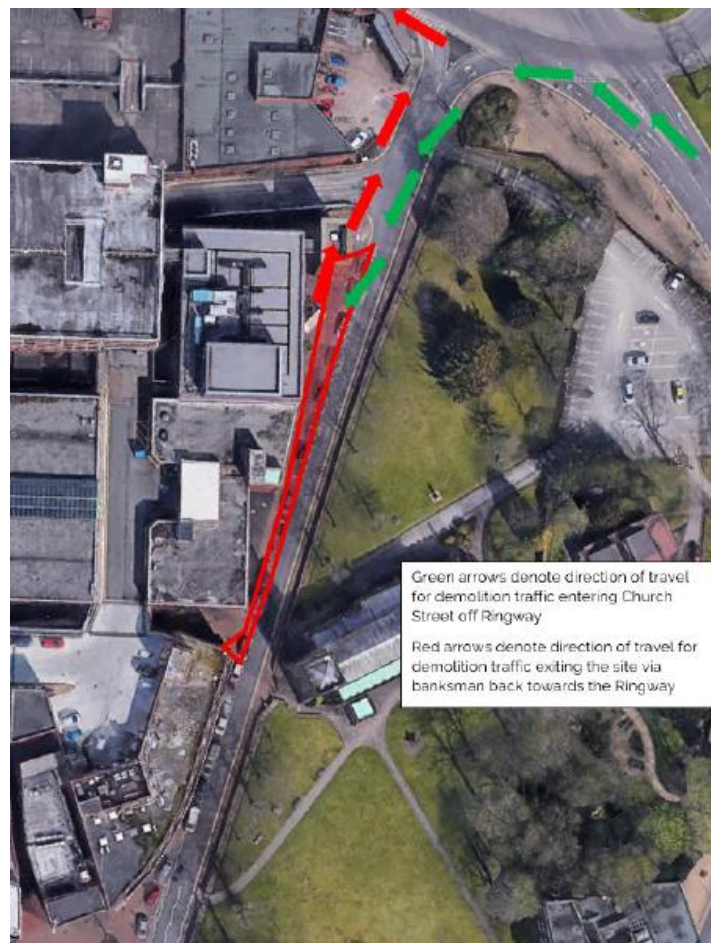


FIGURE 7 - TRAFFIC PLAN

Figure 8: Extract from submitted Construction Environmental Management Plan showing proposed vehicle access routes from Ringway

- 15.3 Consistent with the approach to vehicle routings associated with the approved strategy for demolition of the Forum, a partial closure of Church Street is proposed. This approach seeks to minimise disruption to local retail and businesses. Access and egress will be via the A34 Ringway onto Church Street with direct access off Church Street into the site. Egress will be northbound along Church Street and back onto the A34 Ringway whereby vehicles will be forced left towards the bus station island. Directional signage is proposed to ensure that construction traffic utilises designated haulage routes to minimise construction traffic effects on the surrounding road network.

- 15.4 With regards to on-site parking for construction workers, this will be restricted to a minimum. This will only be made available to those construction workers who need to carry heavy equipment or materials to the Site. Unapproved parking on public roads will not be allowed, and the labour force will be encouraged to use public transport. The CEMP states that car parking is available adjacent in a public car park and that the demolition contractor has allowed for all costs to be covered associated with parking. The contractor is also committed to keeping all roads clean and free from any mud or debris associated with the demolition and will be monitored on a regular basis.
- 15.5 As part of the Forum shopping centre demolition, a Temporary Traffic Regulation Order (TTRO) is currently in place along Church Street and includes a partial closure of Church Street and the loss of seven disabled parking spaces along Church Street (north), one full parking bay (a length of 28m accommodating circa four vehicles) and the partial loss of a second parking bay (a length of 6m and accommodating one vehicle). The current application proposes that the current TTRO is amended and extended to cover the demolition phase of the Cabot buildings to include the temporary removal of the five temporarily relocated disabled parking spaces in front of the Cabot building.

It is not proposed the temporary removal of these disabled car parking spaces would be for the entirety of the 6–8-month demolition period but would only be for an initial short period of 12 weeks whilst a hoarding is erected on Church Street and the concrete canopies overhanging the footway removed. After this initial 12-week period, the temporarily relocated disabled parking spaces in front of the Cabot building would be reinstated for use for the remaining period of the demolition phase, reverting to the TTRO arrangement which is currently in place as agreed as part of the Forum shopping centre demolition. The proposed temporary parking amendments along Church Street can be viewed on the Traffic Management Plan, Drawing No. RET-D08035, Rev A. It is worth noting that the existing off-carriageway disabled parking bays (3 spaces) close to the zebra crossing by the bandstand will remain available throughout the demolition.

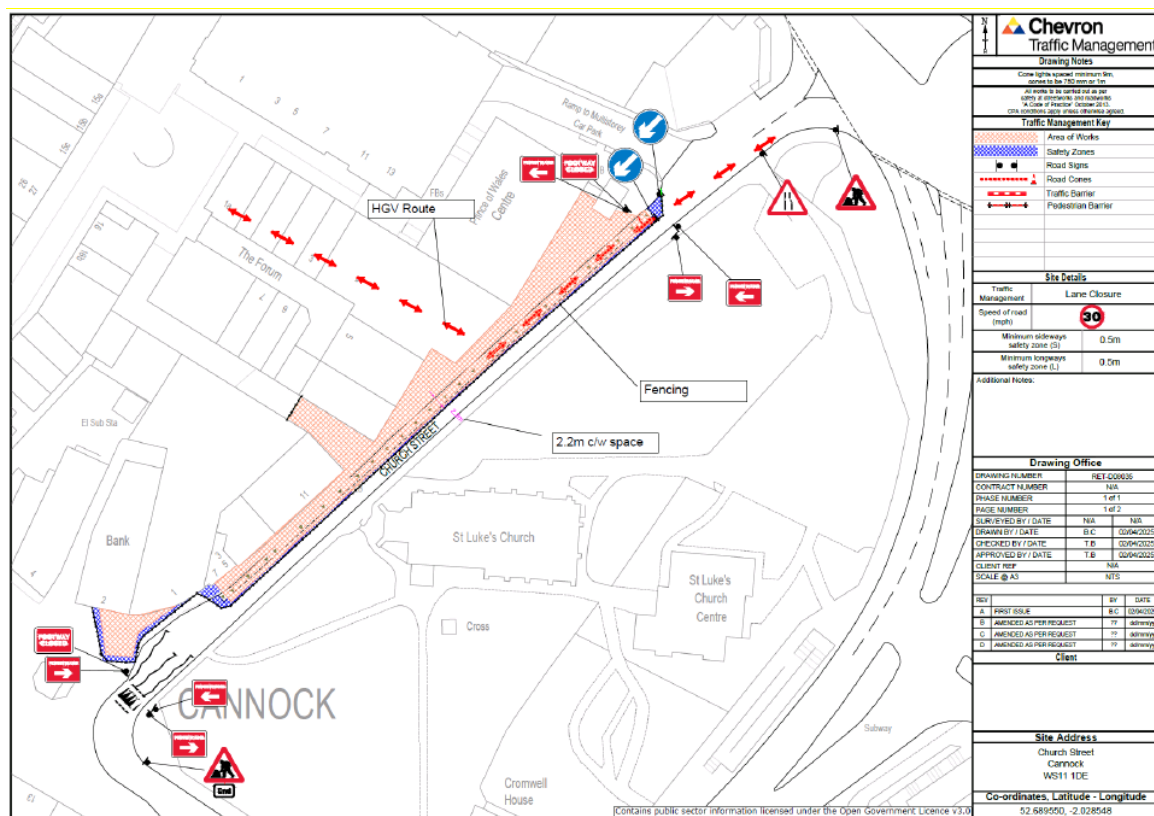
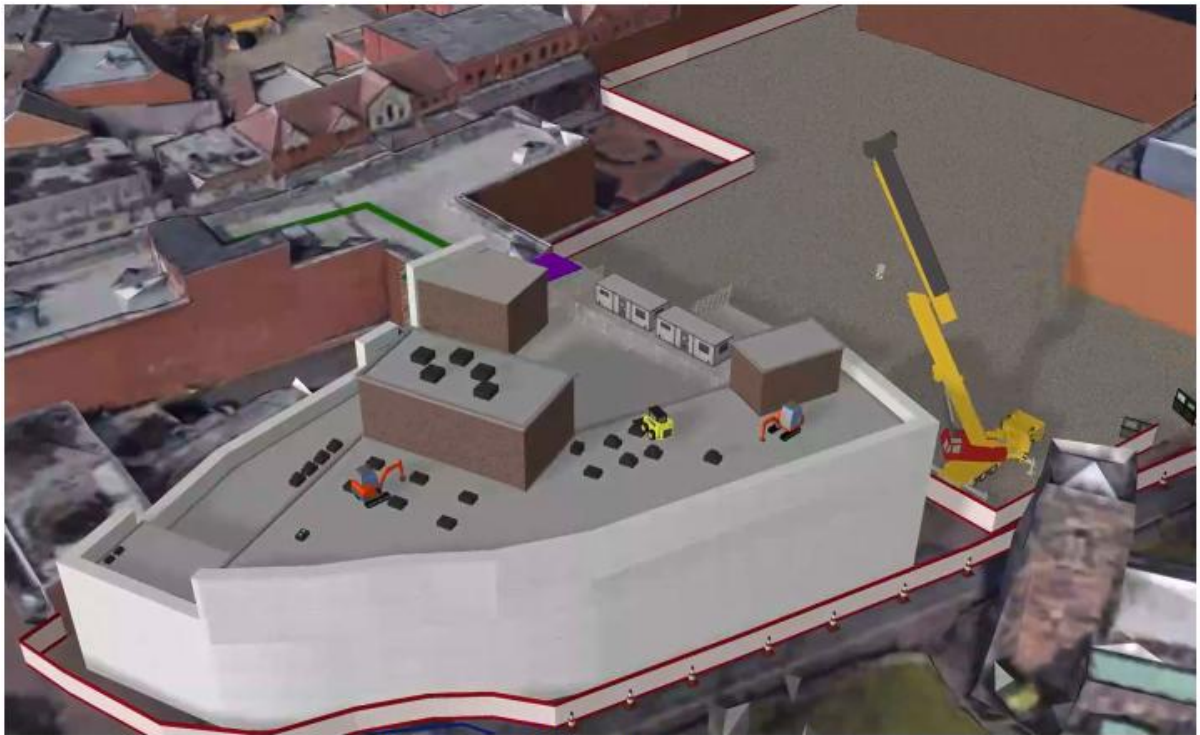


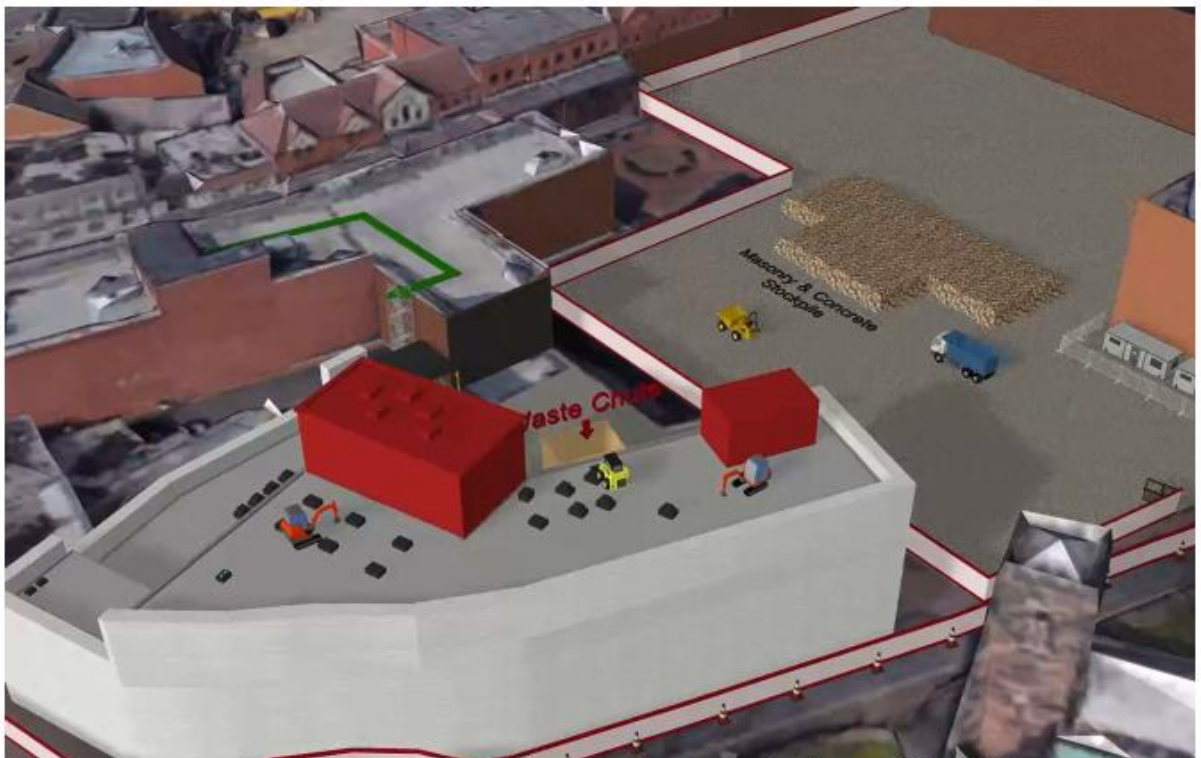
Figure 9: Area subject to Temporary Traffic Regulation Order creating traffic movements north to exit onto Ringway. Orange cross hatch denotes 'Area of works' and blue is safety zones

- 15.6 Demolition traffic is to be instructed to only use A roads around the town centre when accessing and egressing the site. No B roads or residential routes are to be used. A strict 5 MPH speed limit will be enforced within the site confines. The largest vehicle allowed to turn into the site and turn road will be an 8 Wheel wagon carrying 17 tonnes maximum. Delivery times are restricted to 08:00 to 16:00, with the last wagon being loaded by 15:30. Deliveries will be scheduled on a 'just-in-time' basis where possible. Roads and footpaths to and from the work area will be kept free of dust, mud, and debris at all times. Measures include the use of a road sweeper once a week and a wheel wash station where all mud and debris will be jetted off prior to wagons leaving the site onto Church Street.



Crane to lift plant and machinery onto the roof of the former Cabot.

Figure 10: Image Taken from Pg 20 Demolition Method Plan showing scaffolding around building once canopies removed and use of adjacent Forum site area to facilitate access to the Cabot building.



Waste Chute to be erected to enable waste to be removed to the rear of the building.

Figure 11: Image taken from Pg 22 Demolition Method Plan showing creation of waste chute in central core to be accessed by adjacent Forum site area where materials stockpile and loading and unloading will occur. Green Arrow denotes temporary emergency escape from buildings fronting Market Hall Street

- 15.7 Staffordshire County Council Highways Authority have provided comments in relation to the proposals. Specifically, the consultee raises no objections to the demolition application subject to conditions. Of key issues raised in their response traffic management, public safety and wider disruption were the main issues. The County Council finds the proposed traffic routings for all phases of the demolition acceptable, as long as the contractor adheres to the submitted plans as secured by conditions. The emphasis on utilizing existing access points, designating specific routes for different demolition phases, and strictly using A roads for all demolition traffic is viewed positively. A dilapidation survey is requested by the County Council prior to commencement of the of any work to assure no damage to public assets / the pavement or highway. Permits for hoardings will also be required on public highway land. Coordination of demolition operative parking is also strongly encouraged.
- 15.8 Officers see no reason to disagree with the conclusions of the Highway Authority regarding the proposed vehicle routings and related observations. The conditions requested are reasonable in the context of the proposals and can be included as drafted by the Highway Authority subject to their conditions suggested. Officers assess the approach to demolition in highways and access terms is reasonable and in accordance with Local Plan Policy CP10.

16. ECOLOGICAL CONSIDERATIONS

- 16.1 Policy and guidance in respect to development and nature conservation is provided by Policy CP12 of the Local Plan and paragraphs 174 and 180 of the NPPF.
- 16.2 The site does not benefit from any formal or informal designation for nature conservation purposes, is not located immediately adjacent to sites of significance and does not contain any habitats, trees or similar of note. The main risk to ecological assets as part of the development is likely to be the removal of potential bat roosting opportunities as part of any demolition. Such was considered at the outline stage but is equally relevant to this Demolition Application.
- 16.3 The applicants have provided a Preliminary Roost Assessment which concluded that not all of the buildings were able to be examined and that further survey work was required. A subsequent Bat Emergence Survey dated June 2023 was provided.
- 16.4 This confirmed that having carried out on site emergence work on the 4th May and 7th June 2023 respectively, no bats were seen to emerge from buildings in the centre of the town. As such the conclusions within the report state there are no further survey requirements identified during the emergence surveys conducted to date. However, populations of bats were observed to be using both the site and surrounding habitats for commuting or feeding so a level of protection must be implemented during development to prevent disturbance. This should include general site protocols to avoid entrapping animals and control over lighting in particular. Control over lighting is a suggested condition within this report. In light of this condition, the application is considered to be in accordance with Policy CP12.

17. HUMAN RIGHTS ACT 1998 AND EQUALITY ACT 2010

Human Rights Act 1998

- 17.1 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.

Equality Act 2010

- 17.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.
- 17.3 By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:
- (i) *Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited.*
 - (ii) *Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.*
 - (iii) *Foster good relations between persons who share a relevant protected characteristic and persons who do not share it*

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations, and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

18. CONCLUSION

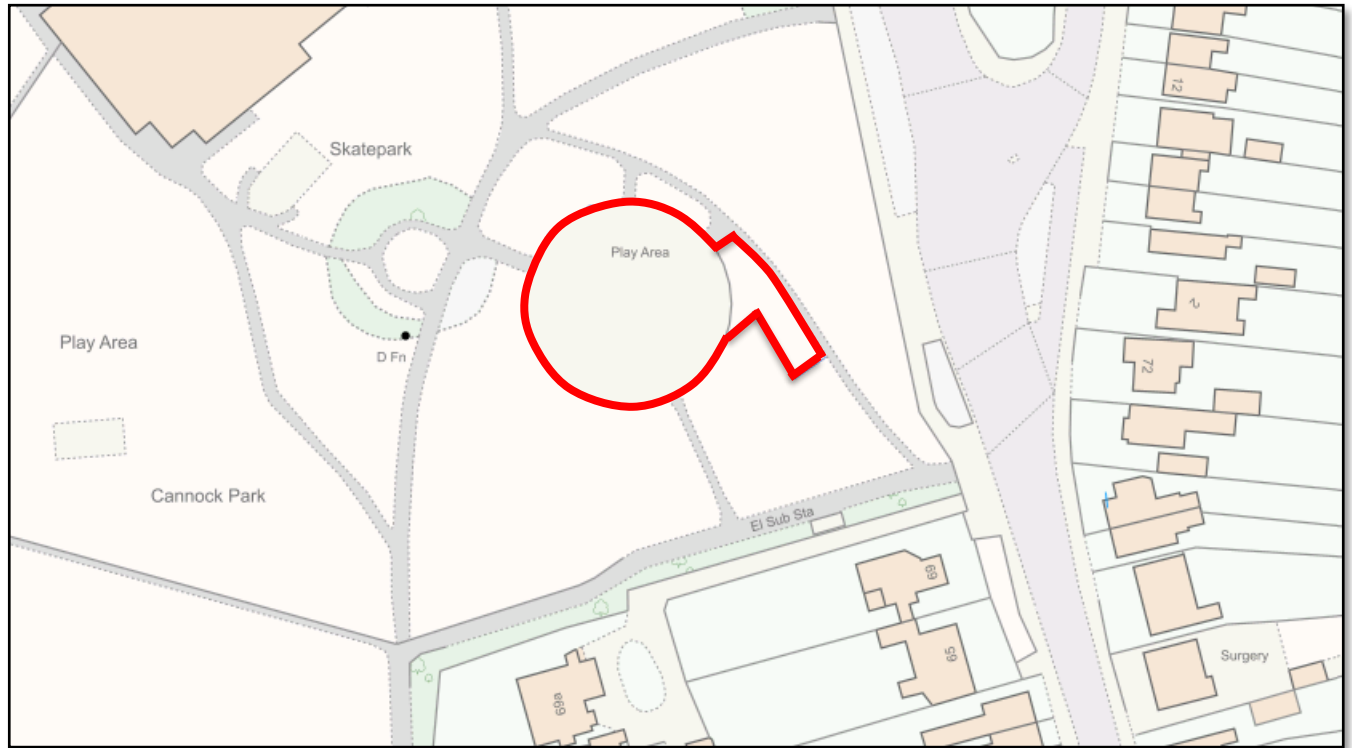
- 18.1 The demolition application is assessed as broadly complying with the requirements of Local Plan Policy CP11 which seeks to build upon Cannock Town Centre's role as a subregional strategic centre. Key issues around safety, access, minimising disruption and disturbance to others and adequate recycling of materials as possible, are considered within the submissions. Subject to compliance with the conditions set out, most notably dealing with traffic routings and noise matters, the logistics of the demolition of the site are considered reasonable and will assist in promoting longer term economic growth through the regeneration of the sustainably located town centre site.

Application No: CH/25/0329

Item No.6.33

Location: Cannock Park Pavilion, Stafford Road, Cannock, WS11 4AF

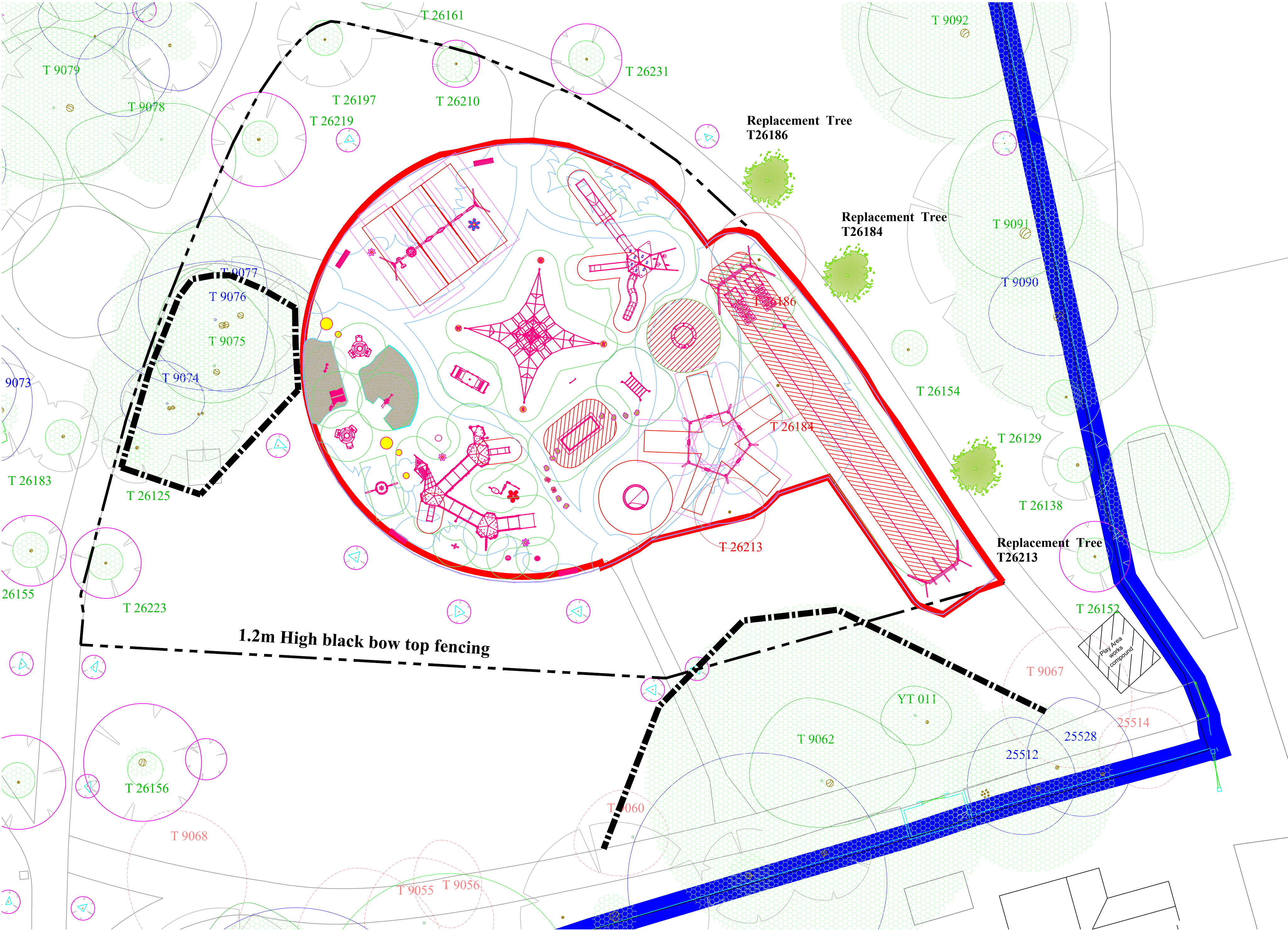
Proposal: Retrospective permission for replacement of existing play area



Site Location Site

CANNOCK PARK PLAY AREA

PLANNING APPLICATION
PROPOSED SITE LAYOUT
Scale 1:200 @ A1



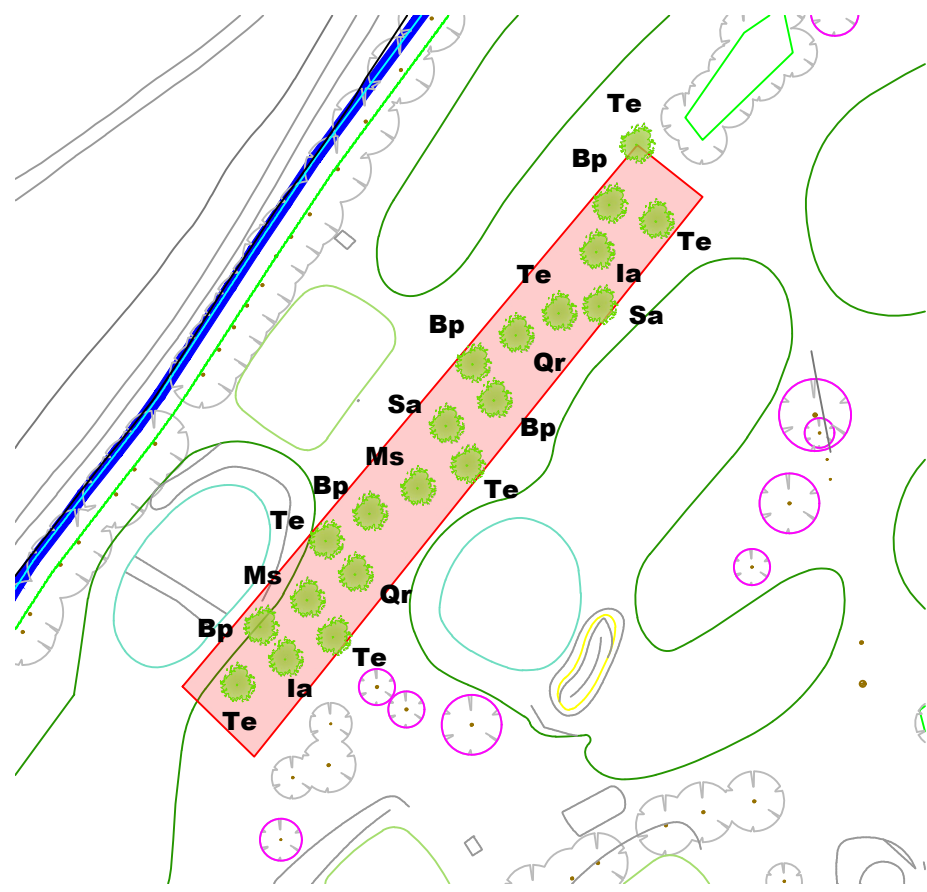
key:

- Land in ownership of the applicant - Shown as a blue boundary line
- Planning application boundary- Shown as a solid red boundary line (See play area proposals for details)
- Existing tree canopies Shown as per BS5837:2015
- Existing tree root protection areas Shown as a honey comb hatch - to BS5837:2015 specification
- Contractors compound areas Shown as a line hatch - All deliveries, tools and plant located here
- Tree Protection fencing- Tree protection fencing as per BS5837:2015 recommendations See detail below
- Proposed play equipment- Refer to contractors proposals and details.
- Existing trees to be felled as part of the site development. To be replace with alternate species in an adjacent location in the Autumn 2025.

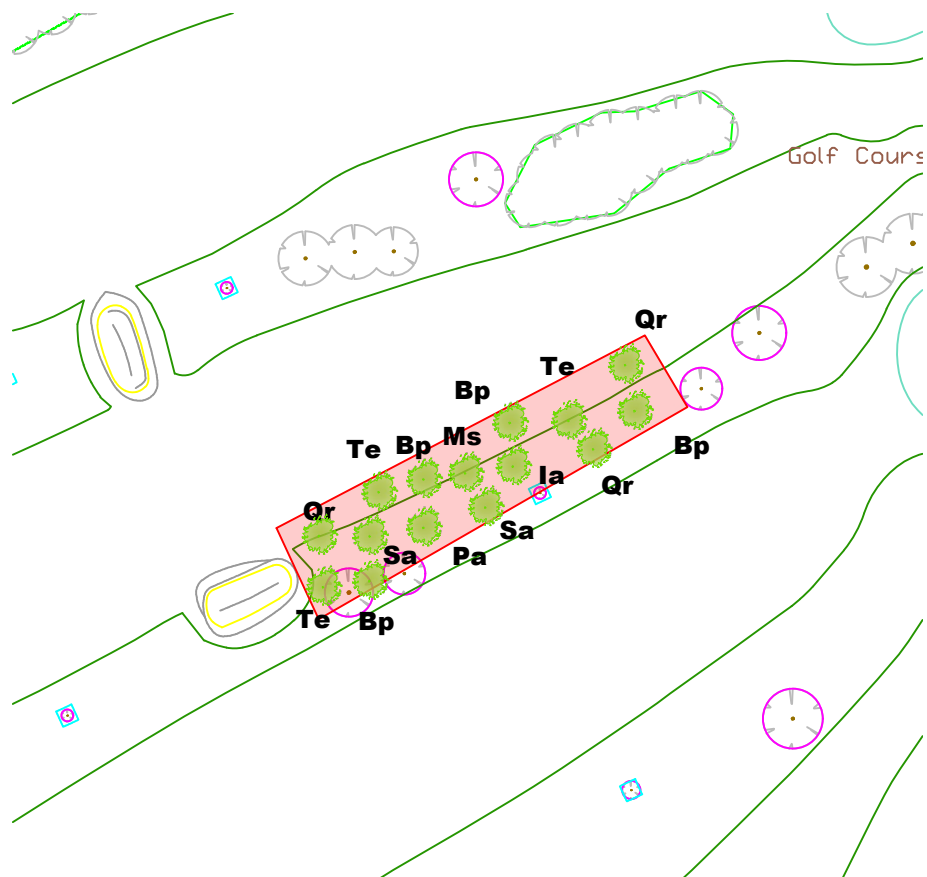
Planting areas

Trees to consist of the following species all planted as standard 10-12 cm girth:

- Betula Pendula (**Bp**)
- Ilex aquifolium (**Ia**)
- Malus Sylvestris (**Ms**)
- Prunus Avium (**Pa**)
- Quercus Robur (**Qr**)
- Sorbus aucuparia (**Sa**)
- Tilia europeans (**Te**)



Planting area 1-
Scale 1:1250 @ A1



Planting area 2-
Scale 1:1250 @ A1



		Scheme : CANNOCK PARK MASTERPLAN - DEVELOPMENT PLANNING PERMISSION	
Drawing Title : PLAY AREA WORKING DRAWINGS PROPOSED SITE LAYOUT		Drawing No : CPM / 7 / PA / PL - 003	
Drawn By : CWD		Date : 20th May 2025	
Checked By :		Date :	

Contact Officer:	Gianina Diwa
Telephone No:	01543 462621

<p style="text-align: center;">Planning Control Committee 4 February 2026</p>

Application No:	CH/25/0329
Received:	12 th December 2025
Location:	Cannock Park Pavilion, Stafford Road, Cannock, WS11 4AF
Ward:	Cannock Park & Old Fallow
Description:	Retrospective permission for replacement of existing play area
Application Type:	Full Planning Application

Reason for Committee Decision:

The application is before the Planning Control Committee as it is an application made by the Council. Therefore for probity and transparency the decision is put before the Council's Planning Committee.

Recommendation: Approve

Conditions (and Reasons for Conditions):

1. The development hereby permitted shall be retained in accordance with the following approved plans:

Proposed Site Layout CPM / 7 / PA / PL - 003

Reason:

For the avoidance of doubt and in the interests of proper planning.

Consultations and Publicity

Internal Consultations

19 Dec 2025 Environmental Health: No objections or adverse comments.

- Environmental Services: No response.

External Consultations

5 Jan 2026 Friends of Cannock Park: *"We have no objections; Friends of Cannock Park have been campaigning for many years for new equipment and have worked with the council on the design of the new playground."*

We are delighted with the wonderful new playground which has been used by thousands of children since it was opened."

Response to Publicity

The application has been advertised by site notice and neighbour letter. No letters of representation have been received.

Relevant Planning History

None relevant.

1 Site and Surroundings

- 1.1 Cannock Park is a public open space located within an established residential area of Cannock. The park comprises landscaped green space with mature trees, open grassed areas, footpaths, and recreational facilities.
- 1.2 The park is bounded by residential properties to its east and west, with surrounding streets characterised by predominantly two-storey dwellings of varying designs. Access to the park is provided via multiple pedestrian entrances from the surrounding road network, and the area is well served by local amenities and public transport.
- 1.3 The character of the surrounding area is largely suburban, with the park forming an important green space within the wider neighbourhood.
- 1.4 The site is not allocated within the Local Plan but has been identified as being within the following constraints:
 - Mineral Consultation Area
 - Mineral Consultation Area - Coal Fireclay
 - Coal Authority Low Risk Area
 - Green Space Network
 - DEFRA - Road Noise Day

2 Proposal

- 2.1 The applicant is seeking retrospective consent for the erection of a play area to replace the previously existing structures.
- 2.2 The play area consists of various structures such as slides, swings, climbing frames, seesaws, and other play features.

3 Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan Part 1 (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030).

3.3 **Cannock Chase Local Plan Part 1**

CP1: - Strategy – the Strategic Approach

CP3: - Chase Shaping – Design

CP5: - Social Inclusion and Healthy Living

3.4 **Minerals Local Plan for Staffordshire 2015- 2030**

Policy 3: - Safeguarding Minerals of Local and National Importance and Important Infrastructure

3.5 **National Planning Policy Framework 2024**

8: Three Dimensions of Sustainable Development

11-14: The Presumption in Favour of Sustainable Development

48-51: Determining Applications

96-102: Promoting Healthy and Safe Communities

103-108: Open Space and Recreation

116: Highway Safety and Capacity

131, 135, 137, 139: Achieving Well-Designed and Beautiful Places

231, 232: Implementation

3.6 **Other relevant documents include:**

(i) Design Supplementary Planning Document, April 2016

(ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport

(iii) Manual for Streets

4. **Determining Issues**

4.1 The determining issues for the proposed development include: -

I. Principle of the Development

II. Design and Impact on the Character and Form of Cannock Park

III. Impact on Residential Amenity

4.2 **Principle of Development**

4.2.1 The proposal seeks retrospective planning permission for the replacement of an existing play area within Cannock Park. The site lies within an established public open space where recreational and leisure uses are already present.

4.2.2 Paragraph 96 of the NPPF promotes healthy and inclusive places that enable opportunities for social interactions and healthy lifestyles. Paragraph 103 continues that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for health and well-being. The Cannock Chase Local Plan seek to support the provision of recreational facilities which promote health and well-being. As such, the principle of development would be considered acceptable.

4.2.3 The next sections of this report will consider the application in light of these considerations and determine what harms or benefits arise from the development.

4.3 Design and the Impact on the Character and Form of Cannock Park

4.3.1 The application site is located within Cannock Park, a well-established area of public open space characterised by open grassed areas, mature trees, footpaths, and recreational facilities. The park has an open and spacious character and is an important visual and recreational asset within the surrounding area.

4.3.2 The replacement play equipment is recreational in nature and constructed from materials typically associated with children's play areas. The siting of the equipment is within an existing play area and does not encroach into previously undeveloped parts of the park with the exception of one piece of equipment.

4.3.3 There is also no harm to existing trees as a result of the development. The scale, height and appearance of the structures are proportionate to the size of the park and consistent with other structures found within the wider park setting. As such, the development would not appear visually intrusive or out of keeping with the character of Cannock Park.

4.3.4 The proposal would maintain the established use and function of the park and would not result in harm to important landscape features or the openness of the site. Having regard to Policy CP3 of the Cannock Chase Local Plan and the relevant provisions of the NPPF, it is considered that the replacement play area is well-related to its surroundings and integrates appropriately within the character and form of Cannock Park.

4.4 Impact on Residential Amenity

4.4.1 The nearest residential properties to the site are dwellings located along the boundaries of Cannock Park, which back onto or face the public open space.

4.4.2 The replacement play equipment is modest in scale and comparable in height and form to the previously existing structures on the site. Given its siting within a spacious park setting and the separation distances to surrounding dwellings, the proposal would not appear visually dominant or overbearing when viewed from neighbouring properties.

4.4.3 The play equipment features elevated platforms but would not result in direct views into the private amenity spaces of nearby dwellings due to expansive separation distances. Any views towards neighbouring properties would be consistent with the established use of the park as a public open space.

4.4.4 With regard to noise and disturbance, it is acknowledged that play areas can generate activity related noise. However, the site has historically been used for this purpose, and the replacement equipment would not materially intensify the level of activity beyond what was already existing. As such, the proposal would not give rise to unacceptable harm to residential amenity.

4.4.5 Given the above, the proposal is therefore considered to accord with Policy CP3 of the Cannock Chase Local Plan and the guidance contained within the Council's Design SPD in respect of protecting residential amenity.

5 Human Rights Act 1998 and Equality Act 2010

5.1 Human Rights Act 1998

The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve accords with the policies of the adopted Local Plan and the applicant has the right of appeal against this decision.

5.2 Equality Act 2010

It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations, and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6 Conclusion

6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal does not result in significant harm to acknowledged interests regarding visual and residential amenity.

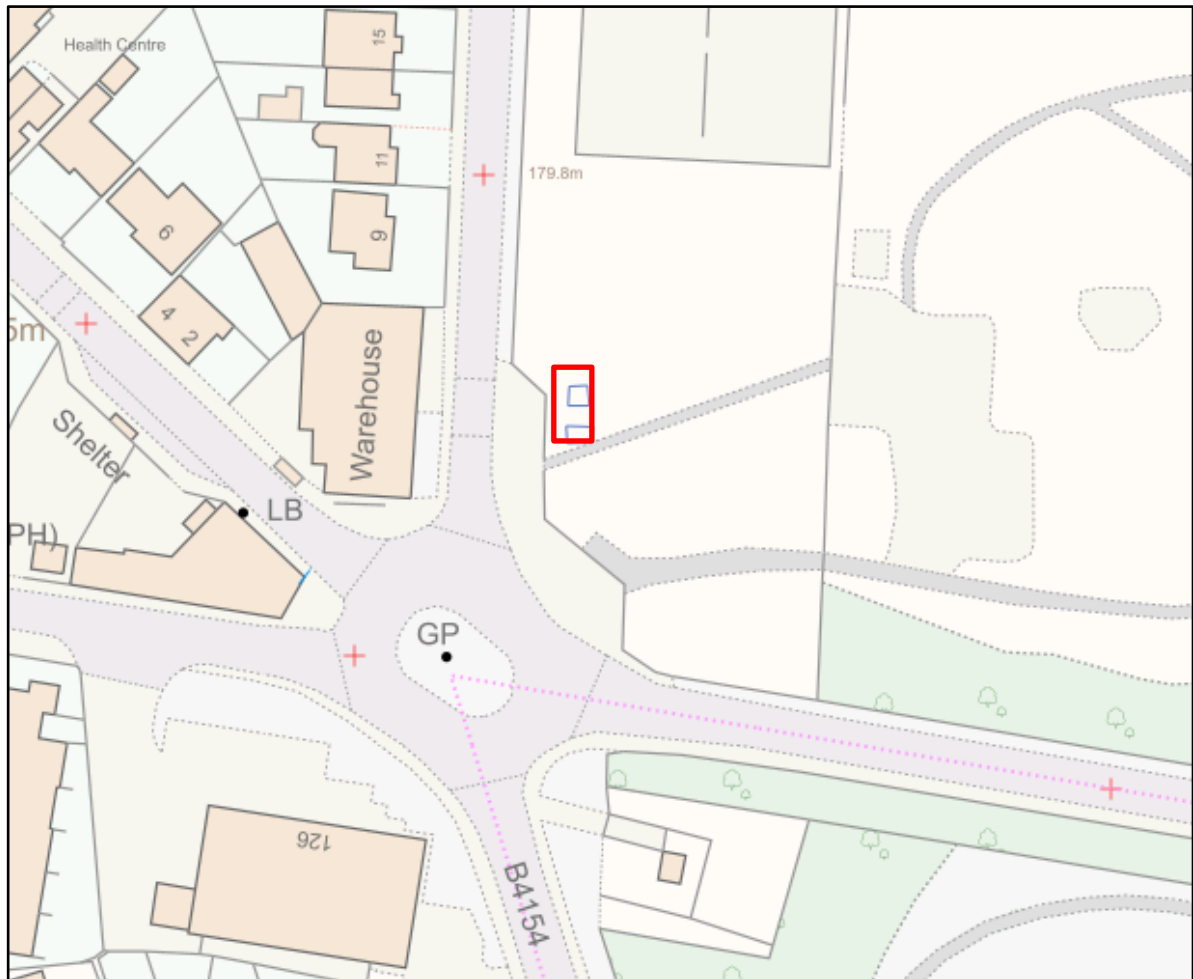
6.2 Accordingly, the development is judged to be in accordance with the Development Plan and is recommended for approval.

Application No: CH/25/0336

Item No.6.40

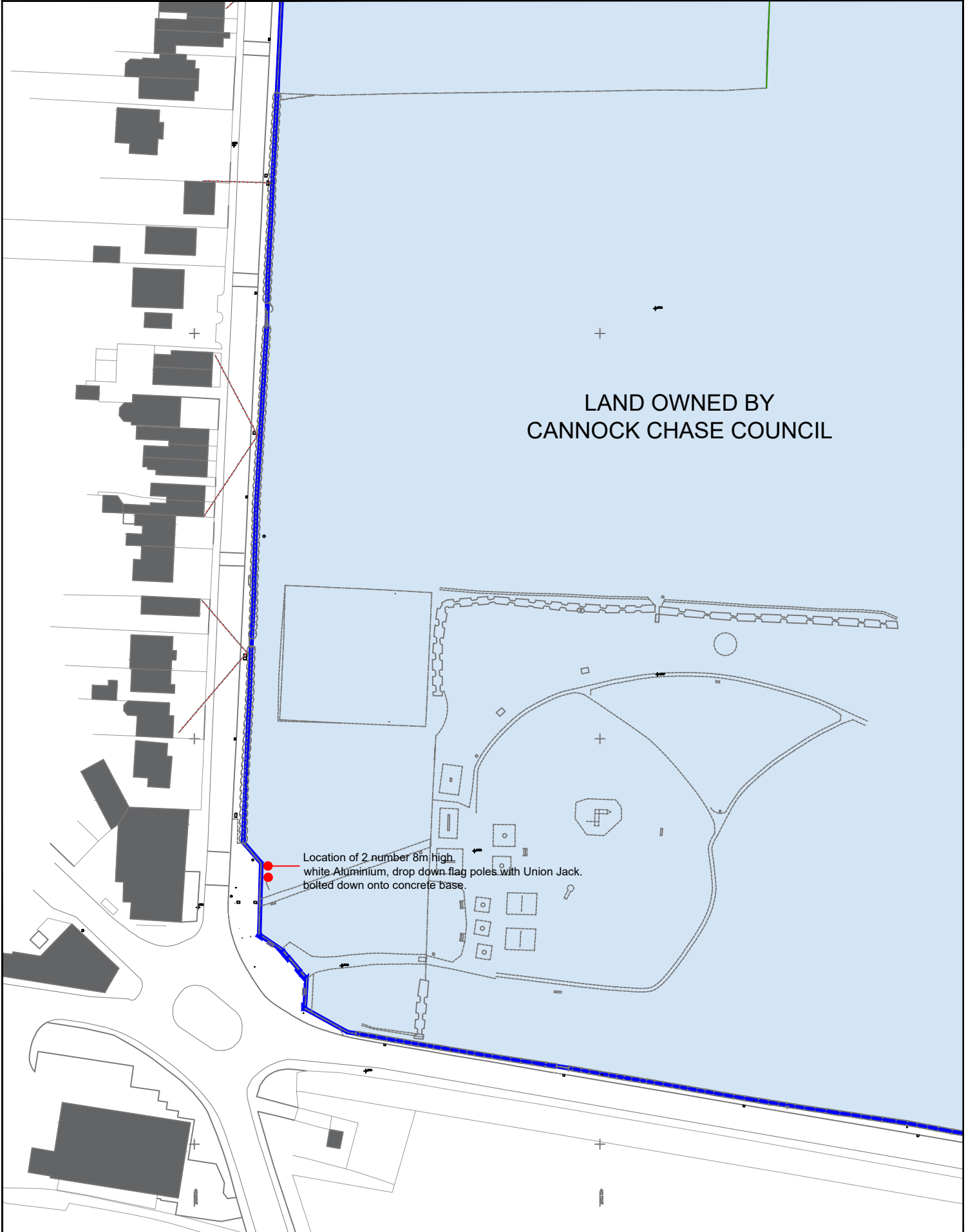
Location: Heath Hayes Park , Wimblebury Road, Heath Hayes,
Staffordshire, Cannock, WS12 2EE


Proposal: Installation of 2x flag poles

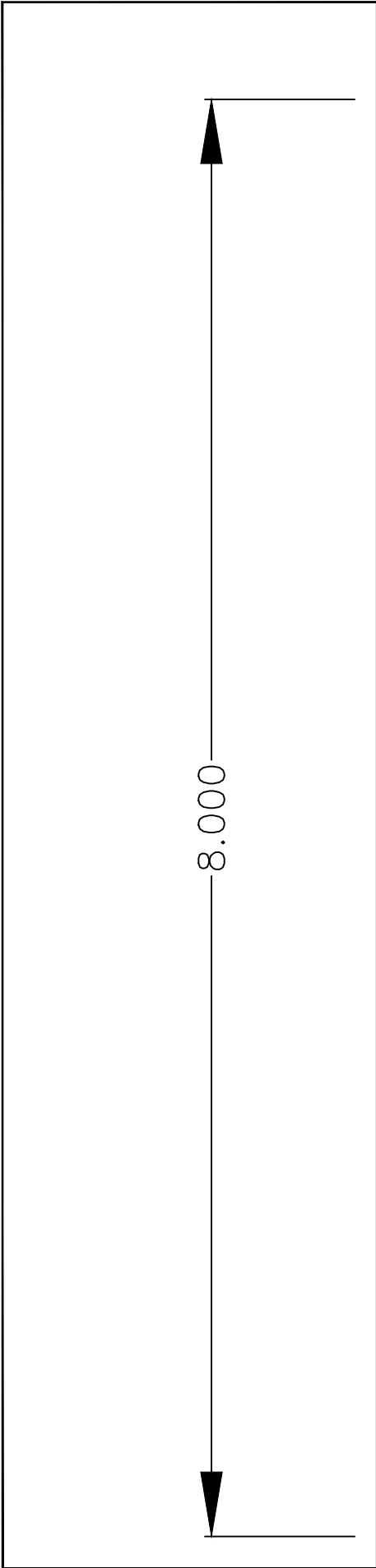


Site Location Site

	TITLE - HEATH HAYES PARK - SITE LOCATION FOR FLAG POLES FLAG POLE PLANNING APPLICATION GRID REFERENCE: 401622, 309966 POST CODE ...WS12 2EE Drawing Number ST/8/HH/6/MP/8/3/002		Item No 6.41 
	SCALE OF PLAN 1:1250 @ A4	DATE 1ST DECEMBER 2025	



	<div> <div> TITLE - HEATH HAYES PARK - FLAG POLE DETAIL FLAG POLE PLANNING APPLICATION GRID REFERENCE: 401622, 309966 POST CODE ...WS12 2EE Drawing Number ST/8/HH/6/MP/8/3/004 </div> <div> <div> SCALE OF PLAN NTS @ A4 </div> <div> DATE 1ST DECEMBER 2025 </div> </div> </div>	<div>Item No.6.42</div>
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Contact Officer:	Gianina Diwa
Telephone No:	01543 462621

Planning Control Committee
4th February 2026

Application No:	CH/25/0336
Received:	3 rd December 2025
Location:	Heath Hayes Park, Wimblebury Road, Heath Hayes, Cannock, WS12 2EE
Parish:	Heath Hayes and Wimblebury CP
Ward:	Heath Hayes & Wimblebury
Description:	Installation of 2x flag poles
Application Type:	Advertisement

Reason for Committee Decision:

The application is before the Planning Control Committee as it is an application made by the Council. Therefore for probity and transparency the decision is put before the Council's Planning Committee.

Recommendation: Approve

Conditions (and Reasons for Conditions):

1. The consent is for a period of five years from the date of this decision.

Reason:

To comply with the requirements of Regulation 14 of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

2. No materials shall be used for the external surfaces of the development other than those specified on the application.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ST/8/HH/6/MP/8/3/002

Site Plan ST/8/HH/6/MP/8/3/003

Flag Pole Detail ST/8/HH/6/MP/8/3/004

Reason:

For the avoidance of doubt and in the interests of proper planning.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason:

To comply with the requirements of Regulation 14 of the Town and Country Planning (Control of Advertisements) Regulations (England) 2007.

5. All vehicles associated with the works shall access and egress the site via the existing field access opposite No. 57 Wimblebury Road. No vehicles in connection with the proposed development shall be parked on the adopted highway which is classed as Wimblebury Road.

Reason:

In the interests of highway safety, in accordance with the relevant paragraphs of the NPPF.

Consultations and Publicity

Statutory Consultations

Heath Hayes and Wimblebury Parish Council: No objections.

Staffordshire Highways Authority: No objections subject to conditions.

Internal Consultations

Environmental Health: No objections or adverse comments.

Response to Publicity

The application has been advertised by neighbour letter. No letters of representation have been received.

Relevant Planning History

None relevant.

1 Site and Surroundings

- 1.1 Heath Hayes Park is a public open space located within the suburban-rural fringe of Cannock. The park comprises landscaped green space with mature trees, open grassed areas, footpaths, tennis courts and a play area.
- 1.2 The park is bounded by residential properties to its west, retail use to its southwest, forestry to its east and the Cannock Chase Crematorium to its south. Access to the park is provided via pedestrian entrances along Wimblebury Road. The character of the surrounding area is largely suburban, with the park forming an important green space within the wider neighbourhood.
- 1.3 The site is not allocated within the Local Plan but has been identified as being within the following constraints:

- Green Belt
- Mineral Consultation Area - Coal Fireclay
- Coal Authority Low Risk Area
- Historic Landfill Site
- DEFRA - Road Noise Day
- Heath Hayes and Wimblebury CP Neighbourhood Area

2 Proposal

- 2.1 The applicant is seeking consent for the erection of 2no. 8m tall flag poles to display a Union Jack flag and Green flag.
- 2.2 The proposed poles would be made of a white fiberglass material with a concrete base.

3 Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan Part 1 (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030).

3.3 Cannock Chase Local Plan Part 1

CP1: - Strategy – the Strategic Approach

CP3: - Chase Shaping – Design

3.4 Minerals Local Plan for Staffordshire 2015- 2030

Policy 3: - Safeguarding Minerals of Local and National Importance and Important Infrastructure

3.5 National Planning Policy Framework 2024

- 8: Three Dimensions of Sustainable Development
- 11-14: The Presumption in Favour of Sustainable Development
- 48-51: Determining Applications
- 116: Highway Safety and Capacity
- 131, 135, 137, 139: Achieving Well-Designed and Beautiful Places
- 141: Advertisements
- 231, 232: Implementation

3.6 Other relevant documents include:

- (i) Design Supplementary Planning Document, April 2016
- (ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport
- (iii) Manual for Streets

4 Determining Issues

4.1 The determining issues for the proposed development include: -

- I. Visual Amenity
- II. Impact on Highways

4.2 Visual Amenity

4.2.1 Paragraph 141 of the NPPF states that:

“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements... Advertisements should be the subject to control only on the interests of amenity and public safety, taking account of cumulative impacts.”

4.2.2 The proposed flag poles are to be located within Heath Hayes Park, a public open space surrounded by residential properties, retail uses, and areas of coppice. The poles would be modest in scale and lightweight, constructed from white fibreglass, and would display a Union Jack and Green Flag. Given their slender profile and limited height relative to the wider park landscape, they would not appear visually dominant or incongruous.

4.2.3 As such, the proposed flag poles would not have an adverse impact upon visual amenity and would be in accordance with Local Plan Policy CP3 and the National Planning Policy Framework.

4.3 Impact on Highways

4.3.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.3.2 Staffordshire Highways Authority was consulted on the application and have no objections. However, concerns were raised regarding the method of installation in relation to vehicle access, contractor parking, and the potential for obstruction of the public footway during construction works.

4.3.3 The Applicant has since provided information detailing that the site will be accessed via a vehicle barrier located opposite No. 57 Wimblebury Road and traverse to the location within the site. To ensure that the installation of the flag poles does not result in harm to pedestrian safety or the free flow of traffic along Wimblebury Road, Staffordshire Highways Authority has imposed a planning condition to secure this.

4.3.4 As such, the proposal would accord with Paragraph 116 of the NPPF.

5 Human Rights Act 1998 and Equality Act 2010

5.1 Human Rights Act 1998

The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve accords with the policies of the adopted Local Plan and the applicant has the right of appeal against this decision.

5.2 **Equality Act 2010**

It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6 **Conclusion**

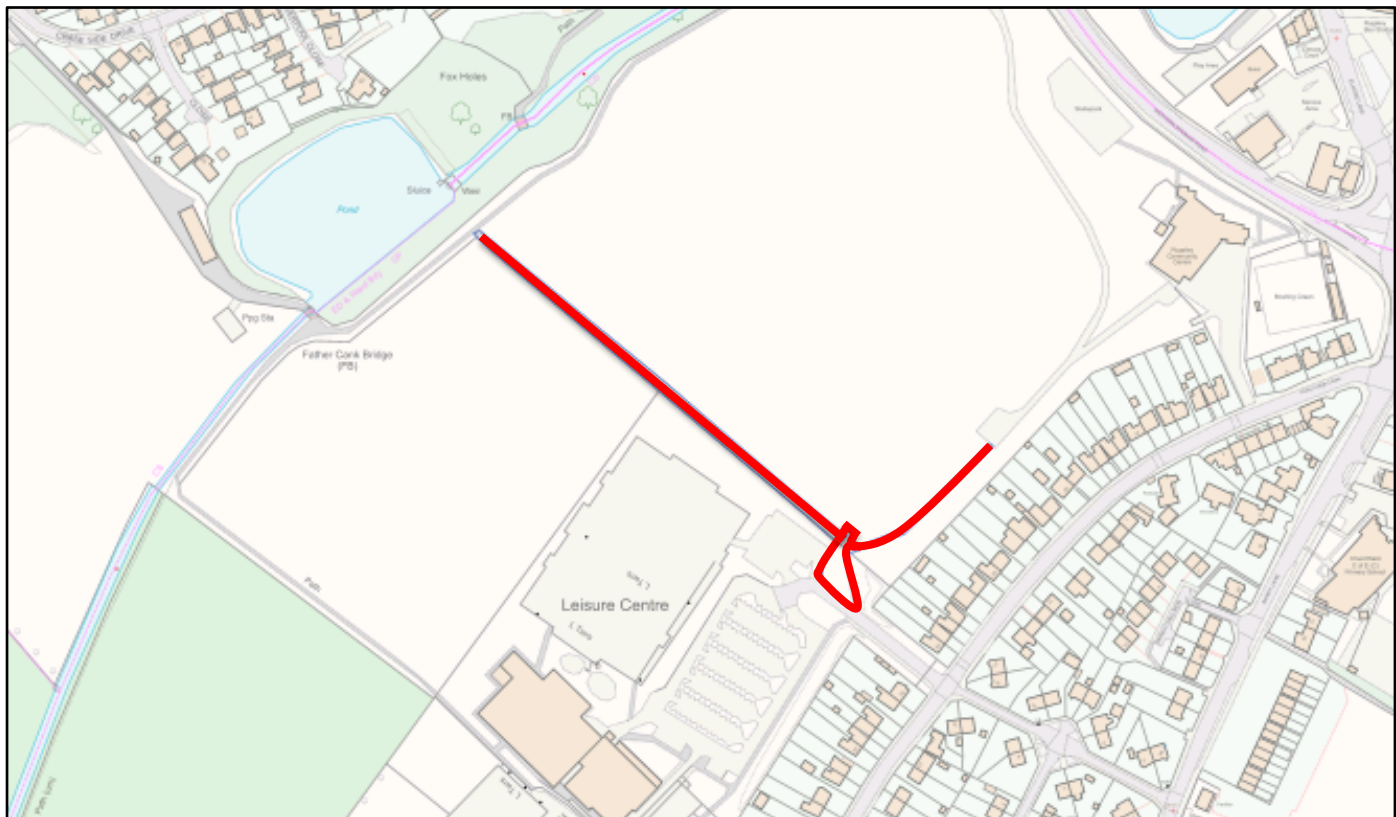
- 6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal does not result in significant harm to acknowledged interests regarding visual amenity, nor would it have a detrimental impact on highway safety.
- 6.2 Accordingly, the development is judged to be in accordance with the Development Plan and is recommended for approval.

Application No: CH/25/0344

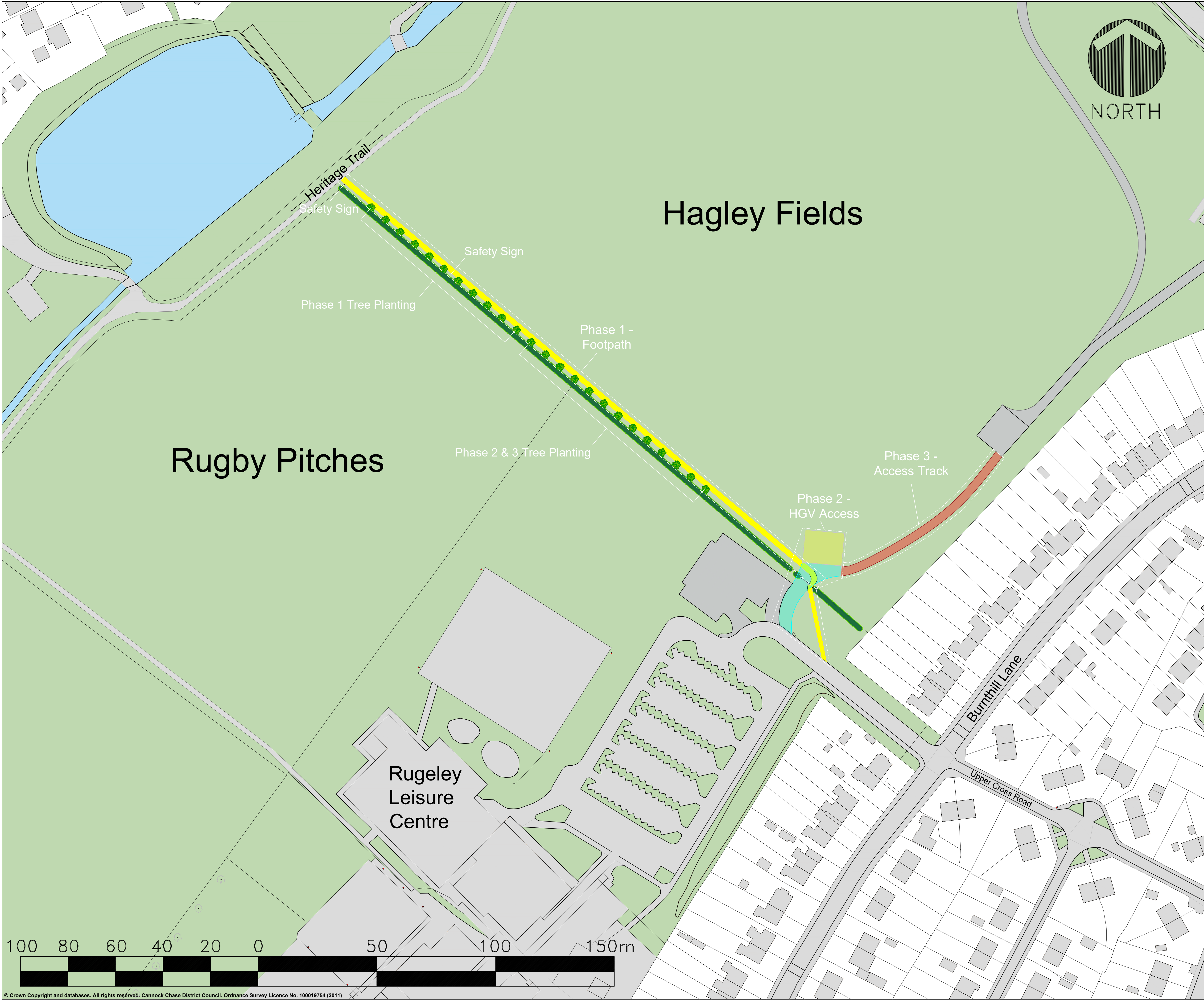
Item No.6.48

Location: Hagley Field, with access from Rugeley Leisure Centre

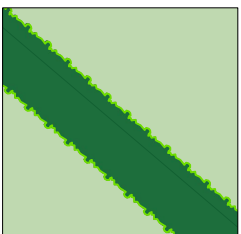
Proposal: Works to improve accessibility along existing footpath



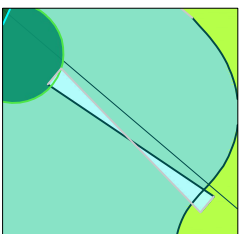
Site Location Plan



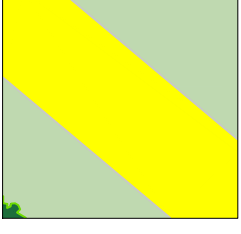
REVISIONS :			
Issue :	Date :	Description :	Checked By :
01	08/12/2025	First Edition - Additional Formatting & tree inclusion	PS
Issue :	Date :	Description :	Checked By :
02	10/12/2025	Second Edition - Removal of drainage & inclusion of safety sign.	PS



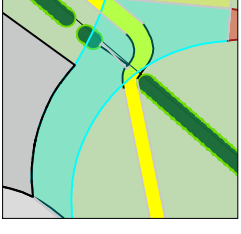
Existing Hedgerow



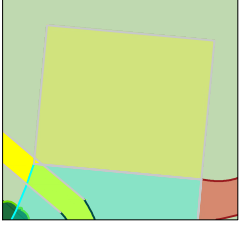
Existing Field Gate



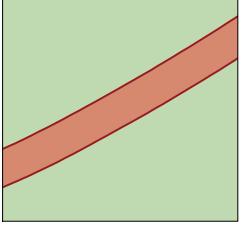
New Tarmac Footpath



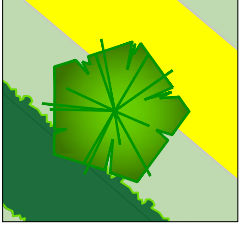
Future HGV Access Driveway



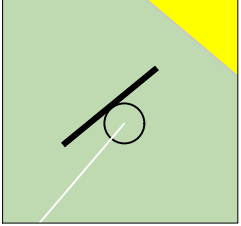
Future HGV Access Pad



Future HGV Access Road




Proposed Tree Planting



Advisory Safety Sign

NOTES:

Phase 1 detail: refer to drawing *OS-PR-PRC-HF-D-003-01 Cross Sections*
Phase 2 & 3 detail: refer to drawing *ST/HE/6/HP/213a Standard Detail - Vehicle depth Tarmacadam Surface*



Cannock
Chase
COUNCIL

Civic Centre
PO Box 28
Beechcroft Road
Cannock
Staffordshire
WS11 1BG

Tel: (01543) 462621
Fax: (01543) 462317
www.cannockchase.gov.uk

Scheme :

Hagley Field Access Improvements

Drawing Title :

Site Layout

Drawing No :

OS-PR-PRC-HF-D-002-02

Scale :

1:750 @ A1

Drawn By :

DC

Date :

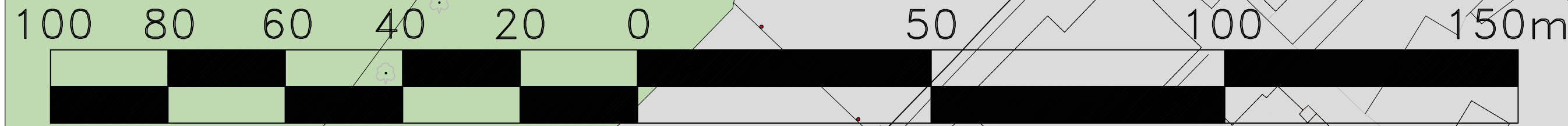
25/11/2025

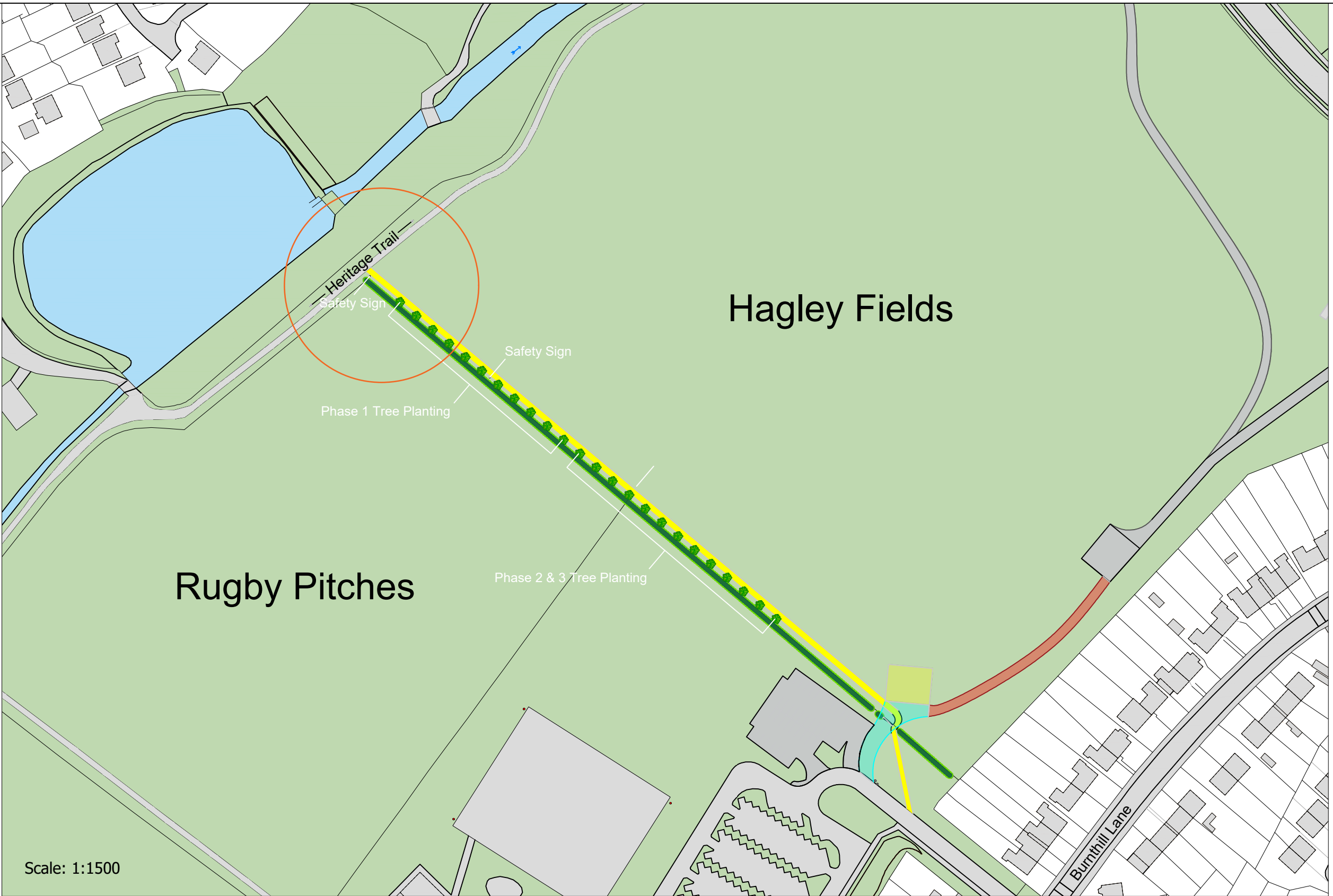
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PS

Date :

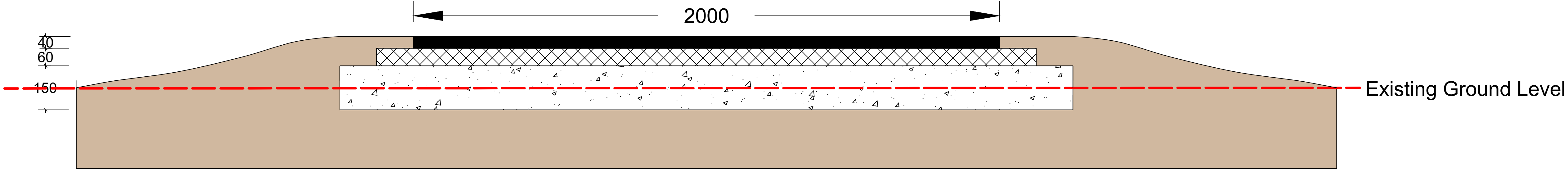
25/11/2025



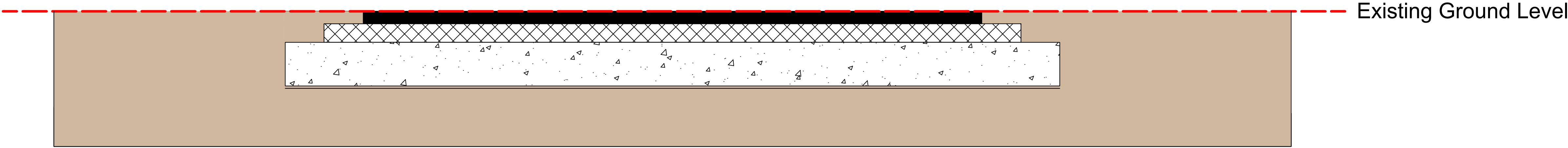


REVISIONS :			
Issue :	Date :	Description :	Checked By :
01	10/12/2025	Removal of Drainage & amendment of cross-section	PS
Issue :	Date :	Description :	Checked By :
02	20/01/2026	MOT Type 1 Sub-base increased to 150mm depth	PS

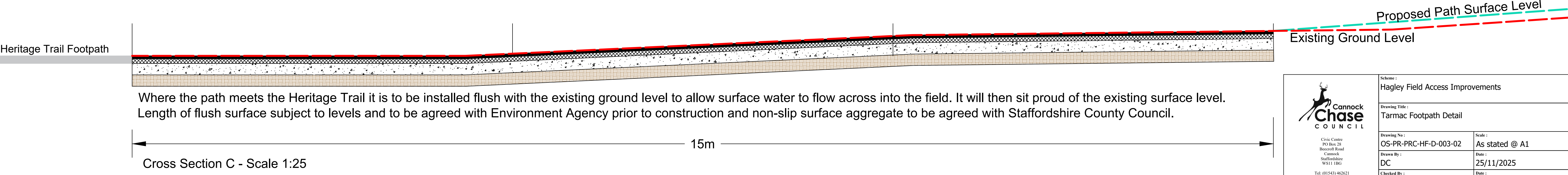
	Existing Hedgerow
	Existing Field Gate
	New Tarmac Footpath
	Future HGV Access Driveway
	Future HGV Access Pad
	Future HGV Access Road



Cross Section A



Cross Section B



Cross Section C - Scale 1:25

Where the path meets the Heritage Trail it is to be installed flush with the existing ground level to allow surface water to flow across into the field. It will then sit proud of the existing surface level. Length of flush surface subject to levels and to be agreed with Environment Agency prior to construction and non-slip surface aggregate to be agreed with Staffordshire County Council.

 Cannock Chase COUNCIL Civic Centre PO Box 28 Beechcroft Road Cannock Staffordshire WS11 1HR Tel: (01543) 462621 Fax: (01543) 462317 www.cannockchase.gov.uk	Scheme : Hagley Field Access Improvements	
	Drawing Title: Tarmac Footpath Detail	
	Drawing No : OS-PR-PRC-HF-D-003-02	Scale : As stated @ A1
	Drawn By : DC	Date : 25/11/2025
Checked By : PS		Date : 25/11/2025

Planning Control Committee

4th February 2026

Application No:	CH/25/0344
Received:	10 th December 2025
Location:	Hagley Field, with access from Rugeley Leisure Centre
Parish:	Rugeley CP
Ward:	Western Springs
Description:	Works to improve accessibility along existing footpath
Application Type:	Full Planning Application

The application is before the Planning Control Committee as it is an application made by the Council. Therefore for probity and transparency the decision is put before the Council's Planning Committee.

Recommendation: Approve, subject to conditions.

Reason for Recommendation

In accordance with paragraph (38) of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development.

Conditions (and Reasons for Conditions):

STATUTORY PRE-COMMENCEMENT CONDITION

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, subject to some exemptions, every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits, in that order of priority.

Based on the information available this permission is considered to be one which WILL require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions are considered to apply.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is Cannock Chase Council. The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal. When submitting an application to discharge the biodiversity gain condition the LPA requests that the applicant uses the standard national templates for a Biodiversity Gain Plan and a Habitat Management and Monitoring Plan. Submit a biodiversity gain plan - GOV.UK (www.gov.uk) The biodiversity gain condition cannot be removed or varied.

PRE COMMENCEMENT PLANNING CONDITION

2. Notwithstanding the submitted plans no phase of the proposal shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP shall include:
 - Access arrangements
 - Level of HGVs including size and type
 - Construction hours
 - Parking of HGVs and site operatives
 - Site compounds including welfare facilities • Wheel wash

Reason:

In the interest of highway safety.

ALL OTHER PLANNING CONDITIONS

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

OS-PR-PRC-HF-D-001- Red Line Boundary

OS-PR-PRC-HF-D-002- 02 (Received by LPA 22/01/26) Site Layout

OS-PR-PRC-HF-D-003-02 (Received by LPA 22/01/26) Tarmac Footpath Detail

ST/HE/6/HP/213a - Standard Detail Vehicle Depth Tarmacadam Surface

OS-PR-PRC-HF-D-004- Potential Footpath Diversion Route

OS-PR-PRC-HF-D-005- BS5837:2012 Hedge Protection

OS-PR-PRC-HF-D-006- BNG Planting Plan

Reason:

For the avoidance of doubt and in the interests of proper planning.

4. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

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

5. No materials shall be used for the surfaces of the development other than those specified on the application.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

Notes to the Developer:

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
2. The granting of planning permission does not constitute authority for any interference with the public right of way and associated items - or its obstruction (temporary or permanent). This is the case both during the building stage or once the development is completed should the permission be granted. The term obstruction, in this context, applies to items such as gates or stiles which are regarded as licenced obstructions which must be sanctioned by the highway authority, and to any vehicles parking on the right of way, including those associated with construction. Users of the path must be able to always exercise their public rights safely and the path be reinstated if any damage to the surface occurs as a result of the proposed development.

Should this planning application be approved and any right of way require a temporary diversion, please see the County Council website for guidance and an application form. Staffordshire County Council has not received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity. The possibility of the existence of a currently unrecognised public right of way, makes it advisable that the applicant pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

Consultations and Publicity

Statutory Consultees

External Consultees

Lead Local Flood Authority -We note that areas of the application site are within Flood Zones 2 and 3 with risk of flooding from Rising Brook. As the Environment Agency (EA) are a statutory consultee upon all proposed developments within Flood Zone 2 and 3, it is envisaged that the EA will comment on the flood risk vulnerability, flood depths and suitability of the proposal in flood risk terms. Where the EA do not provide bespoke comments, you should be guided to their standing advice. Surface water flooding can be difficult to predict, more so than river or sea flooding, as it is hard to forecast exactly where or how much rain will fall in any storm. This is based on the best available information, such as topography, ground levels and drainage. However, there are reported flooding hotspots few meters North West of this proposer. Given the nature of the proposals, they have resulted in no significant change to the impermeable area and little change to the surface water runoff generated by the site. Therefore, the Flood Team have no further comments to offer on this application.

Staffordshire County Council Highways - No objection, subject to the request for a pre commencement condition requiring a Construction Environmental Management Plan (CEMP).

Environment Agency - No comments received.

Rugeley Town Council - No comments received.

Public Rights of Way Officer (SCC) - The proposal will likely directly impact the Public Right of Way crossing the application site. Officers have provided suggestions to minimise the impact on the route from the proposal development.

Internal Consultees

Ecology Officer - No objection, subject to BNG pre commencement condition.

Non-Statutory Consultees

None.

Response to Publicity

The application has been advertised by neighbour letter. No letters of representation have been received.

Relevant Planning History

CH/16/139 - Construction of scheme of flood alleviation including the creation of an earth embankment, laying out of a vehicular maintenance track, footpath diversion, landscaping, provision of replacement sports pitches and associated development (AMENDED PLANS). Approved 26th June 2016.

1 Site and Surroundings

- 1.1 The application site relates to an existing earth and stone path traversing the Hagley playing fields, to the rear of Rugeley Leisure Centre. Grassed areas associated with the leisure centre surround the application site.
- 1.2 The application site partially falls within Flood Zones 2 and 3, according to the Environment Agency Flood Zone mapping system. The site is not allocated within the Local Plan but has been identified as being in a Mineral Consultation Area and is considered as a low-risk development area by the Coal Authority.

2 Proposal

- 2.1 A 2m wide tarmac footpath is proposed to replace the existing earth and stone path at Hagley Playing fields, Rugeley.
- 2.2 The tarmac path will sit above the existing ground level in response to the regular flooding of the site. These works are identified as Phase 1 of improvement works, Phases 2 and 3 will involve resurfacing the existing vehicular access extending

from the Leisure Centre car park into the field and connecting with the existing tarmac pad.

3 Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030). Relevant policies within the Local Plan include:
 - CP1 - Strategy – the Strategic Approach
 - CP3 - Chase Shaping – Design
 - CP5 - Social Inclusion and Healthy Living
 - CP11 - Centres Hierarchy
 - CP12 - Biodiversity and Geodiversity
 - CP13 - Cannock Chase Special Area of Conservation (SAC)
 - CP16 - Climate Change and Sustainable Resource Use
- 3.3 Relevant policies within the minerals plan include:
 - Policy 3 - Safeguarding Minerals of Local and National Importance and Important Infrastructure
- 3.4 Other relevant documents include:
 - (i) Design Supplementary Planning Document, April 2016.
 - (ii) Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport.
 - (iii) Manual for Streets.
- 3.5 **National Planning Policy Framework**
- 3.6 The NPPF (2024) sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it states that there should be "presumption in favour of sustainable development" and sets out what this means for decision taking.
- 3.7 The NPPF (2024) confirms the plan-led approach to the planning system and that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.8 Relevant paragraphs within the NPPF include paragraphs:
 - 8: Three Dimensions of Sustainable Development
 - 11 - 14: The Presumption in favour of Sustainable Development

48 - 51: Determining Applications

115 - 118: Highway Safety and Capacity

131, 135, 137, 139: Achieving Well-Designed Places

231, 232: Implementation

4 Determining Issues

4.1 The determining issues for the proposed development include: -

- i) Principle of development
- ii) Design and impact on the character and form of the area
- iii) Impact on residential amenity
- iv) Impact on highway safety
- v) Impact on nature conservation
- vi) Mineral safeguarding
- vii) Drainage and Flood Risk
- viii) Contamination
- ix) Planning Balance and the Weighing Exercise

4.2 Principle of the Development

4.2.1 Policy CP5 of the Cannock Chase Local Plan 2014 states that the Council will work with public, private and third sector partners to ensure that appropriate levels of infrastructure are provided to support social inclusion and healthy living in the District. This refers to cycling/pedestrian routes and pathways. The scheme complies with Policy CP5 by upgrading an existing pedestrian route and improving the accessibility of the pathway.

Drainage and Flood Risk

4.2.2 The site is partially located in Flood Zones 2 and 3 in the Environment Agency's Flood Risk maps and hence is at the lowest risk of flooding.

4.2.3 The site is partially located within Flood Zones 2 and 3 on the Environment Agency's Flood Zone Maps. In this respect Paragraph 170 of the NPPF seeks new development to be in areas at the lowest risk of flooding. Notwithstanding the above, the application site is partially within the flood zones and being a proposal for improvement works to an existing recreational footpath would be a water compatible development in accordance with Annex 3: Flood Risk Vulnerability Classification of the NPPF as is the current use.

4.2.4 Given the nature of the proposals, they have resulted in no significant change to the impermeable area and little change to the surface water runoff generated by the site. The LLFA have no objections to the scheme and the Environment Agency have not provided any comments, at the time of writing and so Officers shall defer to the EA's standing advice, which states that for water compatible development,

LPAs can take decisions on low-risk applications without consulting the Environment Agency.

4.2.5 Given the above, the proposal would not increase the flood risk of the site over and above the existing use.

4.2.6 In respect of the above, the application is acceptable in principle. However, proposals that are acceptable in principle are still subject to all other policy tests. This report will now go on to consider the proposal in the light of these policy tests.

4.3 Design and impact on the character and form of the area

4.3.1 The proposed works are acceptable, given that the pathway is established and the scheme seeks to improve its safety and accessibility. The amendments are relatively minor as well as improve the appearance of the surrounding area more generally.

4.3.2 Therefore, having had regard to Policies CP3 of the Local Plan and the appropriate sections of the NPPF it is considered that the proposal would be well-related site surroundings and would successfully integrate with existing features of visual value such that it would be acceptable in respect to its impact on the character and form of the area.

4.4 Impact on Residential Amenity

4.4.1 The proposal is, at its closest point, approximately 75 metres from the nearest residential properties on Burnthill Lane to the east of the site. As such, there is a sufficient distance to avoid any impact on these properties. Notwithstanding this, the works are relatively minor and seeks to improve the accessibility of the site for users, which may include nearby residential occupiers.

4.4.2 In respect of the above, the Council is satisfied that the scheme will not have a detrimental impact upon the amenity of nearby residential occupiers and the proposal complies with Policy CP3 of the Cannock Chase Local Plan and the NPPF.

4.5 Impact on Highway Safety

4.5.1 Paragraph 116 of NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.5.2 Staffordshire County Highways was consulted on the proposal and have no objections to the development proposal, subject to the imposition of a pre-commencement condition requiring the submission of a construction environment management plan (CEMP).

4.5.3 As such, it is considered that there would be no adverse impact upon highway safety and the proposal would be in accordance with the Parking SPD and paragraph 116 of the NPPF.

4.6 **Impact on Nature Conservation Interests**

- 4.6.1 Under Policy CP13 development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. Furthermore, in order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase District that leads to a net increase in dwellings will be required to mitigate adverse impacts. There is not a net increase in dwellings and so SAC mitigation contributions are not required.
- 4.6.2 The application site is not subject to any formal or informal nature conservation designation and is not known to support any species that is given special protection or which is of particular conservation interest. As such the site has no significant ecological value and therefore the proposal would not result in any direct harm to nature conservation interests.
- 4.6.3 Given the above it is considered that the proposal, would not have a significant adverse impact on nature conservation interests either on, or off, the site. In this respect the proposal would not be contrary to Policies CP3, CP12 and CP13 of the Local Plan and the NPPF.

Biodiversity Net Gain

- 4.6.4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, subject to some exemptions, every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition that development may not begin unless:
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits, in that order of priority.

- 4.6.5 **Based on the information available this permission is considered to be one which WILL require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions are considered to apply.**
- 4.6.6 The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission is Cannock Chase Council. The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal. When submitting an application to discharge the biodiversity gain condition the LPA requests that the applicant uses the standard national templates for a Biodiversity Gain Plan and a Habitat Management and Monitoring Plan. Submit a biodiversity gain plan - GOV.UK (www.gov.uk) The biodiversity gain condition cannot be removed or varied.
- 4.6.7 Given the above it is considered that the proposal, would not have a significant adverse impact on nature conservation interests either on, or off, the site. In this

respect the proposal would not be contrary to Policies CP3, CP12 and CP13 of the Local Plan and the NPPF.

4.7 Mineral Safeguarding

- 4.7.1 The site falls within a Mineral Safeguarding Area (MSAs). Paragraph 212, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), both aim to protect mineral resources from sterilisation by other forms of development.
- 4.7.2 The application site is located within a Mineral Safeguarding Area. Notwithstanding this, the advice from Staffordshire County Council as the Mineral Planning Authority does not require consultation on the application as the site falls within the development boundary of an urban area and is not classified as a major application.
- 4.7.3 As such, the proposal would not prejudice the aims of the Minerals Local Plan.

4.8 Other matters

- 4.8.1 It is noted that the Public Rights of Way Officer has stated that the proposal will likely directly impact the Public Right of Way crossing the application site and the PRoW Officer has provided suggestions to minimise the impact on the route from the proposal development. However, whilst noted, the footprint/route of the footpath will not be altered, just the surface material of it and so this is not considered necessary in this instance.

4.9 Planning Balance and the Weighing Exercise

- 4.9.1 Your Officers confirm that the proposal is for improvement works to an existing pedestrian access route. As such, Officers give this matter significant weight.
- 4.9.2 Your Officers confirm that there are no statutory objections from the Highway Authority, the LLFA and standing advice from the EA has been reviewed. As such, great weight is afforded this matter in the planning balance.
- 4.9.5 Given the above, the benefit of the scheme upgrading the safety and accessibility of an existing pedestrian route, would weigh significantly in favour of the proposed development.

5 Human Rights Act 1998 and Equality Act 2010

Human Rights Act 1998

- 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.

Equality Act 2010

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6 Conclusion

- 6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests and is therefore considered to be in accordance with the Development Plan.
- 6.2 It is therefore recommended that the application be approved subject to the attached conditions for the above reasons.