

CANNOCK CHASE COUNCIL

**MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE**

WEDNESDAY 3 SEPTEMBER, 2014 AT 3.00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S.M. (Chairman)
Kraujalis, J.T. (Vice-Chairman)

Allen, F.W.C. Freeman, Miss M.
Ball, G.D. Grocott, M.R.
Bernard, J.D. Pearson, A.
Bottomer, B. Todd, Mrs. D.M.
Dean, A. Todd, R.
Fisher, P.A.

38. Apologies

Apologies for absence were received from Councillors C. Anslow and P.A. Snape.

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

The following declarations were made in addition to those already confirmed by Members in the Register of Members Interests:-

Member	Interest	Type
Fisher, P.A.	CH/14/0272, Single storey front extension 16 Averill Drive, Rugeley – personal friend of the applicant	Personal and Pecuniary
Grocott, M.R.	CH/14/0272, Single storey front extension 16 Averill Drive, Rugeley – personal friend of the applicant	Personal and Pecuniary

40. Disclosure of lobbying of Members

Nothing disclosed.

41. Minutes

RESOLVED:

That the Minutes of the Meeting held on 13 August, 2014 be approved as a correct record.

42. Members' Requests for Site Visits

There were no requests for site visits.

43. Application CH/14/0238, Residential development – demolition of existing house and erection of one detached dwelling and one pair of semi-detached dwellings, 221 Littleworth Road, Hednesford, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.16 of the Official Minutes of the Council).

The Development Services Manager advised that should the application be approved an additional condition would be added to include a bat roost in one of the houses. He referred to the amended plans as displayed and commented that the front elevation of the properties had been slightly amended.

Prior to consideration of the application representations were made by Mr. J. Reynolds, the applicant's agent, in support of the application.

RESOLVED:

(A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution of £900 towards SAC mitigation measures;

(B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

“At least one bat roosting opportunity in accordance with the recommendations of the approved bat and bird survey shall be installed prior to the first occupation of any of the dwellings. The roost shall be retained for the life of the development.

Reason:

In accordance with the submitted bat survey and the NPPF”.

44. Application CH/14/0210, Residential Development, Erection of a two bedroom detached bungalow with integral garage, Land to the rear of 26 Blewitt Street, Hednesford, Cannock

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.17 – 6.30 of the Official Minutes of the Council).

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure a financial contribution of £450 towards SAC mitigation measures;
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

45. Application CH/14/0236, Residential Development, Demolition of 174 and 176 Belt Road and construction of 6 two bedroom flats (outline including access and layout only), Land at 172a (Builders Yard), 174 Belt Road, Hednesford

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.31 – 6.45 of the Official Minutes of the Council).

The Development Control Manager advised that the proposal attracted a Section 106 contribution for SAC mitigation and affordable housing; however the exact sums would only be known when the number of dwellings was clarified at the reserved matters stage.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure a contribution of £450 per dwelling towards SAC mitigation measures and a financial contribution towards affordable housing (the contribution will be based on the formula set out in Economic Viability Assessment of Future Development of Affordable Housing in Cannock Chase, which forms part of the evidence supporting the local plan);
- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

46. Application CH/14/0272, Single storey front extension, 16 Averill Drive, Rugeley

Consideration was given to the Report of the Development Control Manager (Item 6.46 – 6.54 of the Official Minutes of the Council).

Having declared a personal and pecuniary interest Councillors P.A. Fisher and M.R. Grocott left the meeting during consideration of the application and took no part in the decision making process.

RESOLVED:

That the application be approved subject to the conditions contained in the

report for the reasons stated therein.

47. Application CH/14/0209, Single storey rear extension to granny annexe, 37 Hatherton Road, Cannock

Consideration was given to the Report of the Development Control Manager (Item 6.55 – 6.64 of the Official Minutes of the Council).

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

The meeting closed at 3.30pm

CHAIRMAN