

CANNOCK CHASE COUNCIL

MINUTES OF THE MEETING OF THE

PLANNING CONTROL COMMITTEE

WEDNESDAY, 11 MAY 2005 AT 3.00 P.M.

IN THE COUNCIL CHAMBER, CIVIC CENTRE, CANNOCK

PART 1

PRESENT: Councillors

	Freeman, M.P. (Chairman)
	Easton, R. (Vice-Chairman)
Allen, F.W.C.	Jones, Mrs. A.E.
Ansell, Mrs. P.A.	Stretton, M.C.
Ball, G.D.	Stretton, Mrs. P.Z.
Bullock, L.W.	Turville, R.C.
Burnett, J.	Whitehouse, Mrs. G.M.
Butler, R.D.	Williams, B.
Collis, C.	

(Apologies for absence were received from Councillors Mrs. D. Grice and E.J. Hodges)

The Committee requested that a report be submitted to the next Planning Control Committee regarding the protocol for speaking at Planning Control Committee, in particular looking at the length of each speech and who is entitled to speak.

64. MINUTES

The Minutes of the meeting held on 20 April 2005 were approved as a correct record.

65. MEMBERS REQUESTS FOR SITE VISITS

The following applications would be the subject of a Committee site visit:-

CH/05/0277 96 Brownhills Road, Norton Canes, retention of railings to side.

Reason: To assess the impact on the streetscene.

CH/04/0810 161 Main Road, Brereton, change of use to residential development and erection of 4 Flats.

Reason: To assess the visual amenity of the area.

66. PLANNING APPLICATIONS FOR DETERMINATION

Consideration was given to the Report of the Head of Planning (Enclosure 5.1 – 5.68 of the Official Minutes of the Council).

RESOLVED:

That the applications be determined as detailed below:-

(A) Applications Considered Following a Site Visit

- (i) CH/05/0155: Residential Development – one detached dwelling incorporating dormers and demolition of existing bungalow, 145 Rugeley Road, Hazel Slade

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

- (ii) CH/05/0033: Residential Development – 8 semi-detached and 2 detached dwellings (Demolition of existing house and outbuildings), 29 Walsall Road, Norton Canes

(a) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 to provide a contribution towards the improvement of public open space in the locality.

(b) That on completion of this Agreement to approve the application subject to the conditions contained in the report.

(B) Applications Approved, Subject to the Conditions as Set Out in the Report Unless Otherwise Stated

- (i) CH/04/0875: Two storey extension to front and single storey to side incorporating a garage, 21 Coalpit Lane, Brereton

- (ii) CH/05/0103: Flood defence and environmental improvement works along the Ridings Brook, Mill Green Reservoir and parts of Ridings Brook between Lichfield Road (A5190) and south of Watling Street (A5) Cannock

The representative of the Head of Planning reported that the details of Conditions 2, 3 and 4 attached to the approval would be expanded.

- (iii) CH/05/0133: Residential development, six dwellings (Reserved Matters) design, external appearance, landscaping, Land to rear of 305-339 Stafford Road, Cannock and subject to the following additional condition:-

Substitute condition 7 to 10 by the following conditions:-

7. The approved landscape works shown on Drawing No. 05003/001-B shall be carried out in the first planting and seeding season following the occupation of any buildings or the completion of the development whichever is the sooner.

Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

8. No trees or hedges shown as retained on Drawing No. 05003/001-B, shall be cut down, topped, lopped, uprooted or removed without the prior written permission of the Local Planning Authority nor shall they be wilfully damaged or destroyed.

Any trees or hedges which, within a period of 5 years from completion of the development are cut down, topped lopped or uprooted without permission of the Local Planning Authority or become seriously damaged or diseased or die shall be replaced in the next planting season with similar size and species unless the Local Planning Authority gives written consent to any variation.

9. Prior to the commencement of any construction or site preparation works including any actions likely to interfere with the biological function of the retained trees and hedges, approved protective fencing shall be erected in the position as agreed on site with the Local Authorities Tree Officer.

Within the enclosed area known as the Tree Protection Zone, no work will be permitted without the written consent of the Local Planning Authority. No storage of material, equipment or vehicles will be permitted within this zone. Service routes will not be permitted to cross the Tree Protection Zones unless written consent of the Local Planning Authority is obtained. The Tree Protection Zone will be maintained intact and the vegetation within maintained until the cessation of all construction works or until the Local Planning Authority gives written consent for variation.

10. The arboricultural work detailed on Drawing No. 05003/001-B shall be carried out prior to any construction activity or site clearance, in order to permit access to the site and prevent damage to retained trees.

11. Prior to commencement any excavation works in respect of the first passing bay on the access road off Stafford Road, the Local Authority Tree Officer shall be notified and arrange a site visit to confirm the full extent of acceptable works.

(iv) CH/05/0169: First Floor extension to side, 24 Sherbourne Avenue, Hednesford

(v) CH/05/0189: Loft conversion incorporating dormer to side, 79 Church Road, Norton Canes

(vi) CH/05/0200: Two storey side extension, 18 Ansty Drive, Heath Hayes

(Councillor R.C. Turville requested that his name be recorded as having voted against this decision.)

(vii) CH/05/0221: Retention of external fire escape to rear, 26 Horsefair, Rugeley

(viii) CH/05/0227: Construction of six buildings including 12-storey tower for (A1) retail, (A3) food and drink, (B1) business, (C3) dwellings, (D1) non-residential institutions and (D2) assembly and leisure, (C1) hotel, (reserved matters external appearance and landscaping), Land fronting Watling Street and Bridge Street, Bridgtown

Prior to determination of the application representations were made by the applicant.

The representative of the Head of Planning advised that the permission would not be issued until the S106 Agreement relating to the outline permission had been signed.

(C) Application CH/05/0600, Residential Development – Conversion of existing house to 2 dwellings and extension to rear, construction of 1 house to side, 75 Stafford Street, Heath Hayes

That the application be deferred to enable a site visit by Members of the Committee.

Reason: To assess the visual impact.

- (D) Application Ch/05/0122: Residential Development, One Detached Dwelling and Detached Double Garage (Reserved Matters) Design, External Appearance and Landscaping (Demolish Existing Garage and Stores relating to 165 Chaseley Road), Land to the Side and Rear of 165 Chaseley Road, Etchinghill

That the application be deferred to enable Officers to provide detailed drawings showing the elevations of the development.

Prior to the consideration of this application representations were made by the applicant.

- (E) Application CH/05/0073: Two storey extension to side and front, 503 Rawnsley Road, Hednesford

That the application be deferred to enable a site visit by Members of the Committee.

Reason: To assess the visual impact.

- (F) Application CH/05/0146: Residential development – 20 apartments (outline including siting and means of access), Texaco Garage, Wolseley Road, Rugeley

That the application be deferred to enable a site visit by Members of the Committee.

Reason: To assess the visual impact

Prior to consideration of this application representations were made by an objector. The representative of the Head of Planning advised that the report would be updated to take into account the comments made by the objector.

- (G) Application CH/04/0748, Two Storey extension to side, 18 Gorse Road, Brereton

That the details submitted pursuant to conditions 6 and 7 in relation to drainage and drive/retaining wall be approved.

- (H) Application CH/05/0260, Materials recycling facility, Norton Green Lane, Norton Canes

That Staffordshire County Council be advised that Cannock Chase Council objects to the application as the development would result in an unacceptable loss of amenity to residents in Norton Green Lane as a result of substantial additional vehicle movements both accessing and egressing the site via Norton Green Lane.

CHAIRMAN