

PLANNING CONTROL COMMITTEE

27th MAY 2020

Officer Update Sheet

Application No:	CH/20/026
Received:	21-Jan-2020
Location:	21 Stafford Road, Cannock, WS11 4AF
Parish:	Non Parish Area
Description:	Site redevelopment to provide 18 Room House of Multiple Occupancy
Application Type:	Full Planning Application

Since the publication of the agenda the applicant's Heritage Consultant has looked at the additional information submitted by local people in representations and has made the following comments: -

"In response to the further response received from [a local person] dated 19th May 2020, I have already accepted that No. 21 Stafford Road was built around the 1870s and I considered the physical evidence for this in my original letter. The [local person] has now provided more documentary information from the Land Registry suggesting that no. 21 Stafford Road was occupied by William Cotton. If this is correct, then the 1876 auction advertisement indicates that it was built shortly before the 1876 sale. It could quite reasonably be as much as 10-15 years before the auction. I don't consider that whether it was occupied by William Cotton or anyone else makes any material difference to my assessment of the standing building, which is set out in my original Heritage Assessment dated 9th April 2020. That still stands. It is very altered and of "negligible historic and architectural value".

The further documentary evidence provided by [the local person] confirms that the very large parcel of land identified in the indenture and outlined in green on the map was part of one landholding, which at one time incorporated a barn and stable. We don't know any more the fact that the barn was probably (and logically) located on the "Barn Piece", which is, as my map comparison shows, an extensive plot - refer to my Figure 1.

For the record, once again I will repeat that there is nothing to suggest that the application site is the location of the barn or cowhouse. In fact this would be a very odd location for such structures. The "Barn Piece" is a vast area by

comparison with the current site of 21 Stafford Road. There is neither proof nor compelling evidence that it was the same site.”

Notwithstanding the above the applicant has agreed to the provision of an interpretive panel which would outline the historical development of this part of the town. This could be secured by condition.

Officers confirm that the above is accepted and that the recommendation of approval subject to a section 106 and conditions still stands with the exception that a further condition is attached to any permission granted such that an information panel is attached on or near the site that outlines the history of this part of Cannock Town.

The condition would read

The development hereby approved shall not be occupied until a scheme for the provision of an interpretive panel outlining the historical development of this part of Cannock, has been submitted to and approved in writing by the Local Planning Authority and the works comprising the approved scheme have been completed.

Reason

In order to better reveal the historical significance of this part of Cannock Town centre in accordance with the NPPF.