

Cannock Chase District Council

Planning Control Committee

11th May 2022

Officer Update Sheet

Application No: CH/21/0434

Received: 10 November 2021

Location: 'Parcel I' - Land to the West of Pye Green, Land west of Pye Green Road, Cannock

Parish: Hednesford CP

Ward: Hednesford Green Heath

Description: Approval of Reserved matters following outline approval (CH/19/421) Appearance, Landscape, Layout, Scale

Amendment to the Schedule of Conditions

Conditions 10 and 11 should be amended [amendments underlined] so that they read as follows

10. The development hereby permitted shall not be occupied until details of a Traffic Regulation Order to restrict parking at the junction in proximity to Plot 31 have first been submitted to and approved in writing by the Local Planning Authority.

Reason

Condition 10 is requested to control parking at the junction in proximity to Plot 31 to avoid hazards to other road users, namely as remote parking is proposed for this plot which may encourage on-street parking closer to the dwelling entrance.

11. Prior to the occupation of the development, the existing lamp posts located on Noble Road (adjacent to Plots 32 and 36) and Bishops Street (adjacent to Plots 24 and 29) where new accesses are proposed, shall be replaced and repositioned away from the accesses.

Reason

In the interests of highway safety as some of the existing lighting columns would restrict access to driveways (Plots 29, 32 and 36) and the private drive adjacent to Plot 24 in accordance with paragraph 111 of the National Planning Policy Framework

In respect to the provision of the pedestrian crossing Staffordshire County Council Highway have advised: -

‘At current we are resolving some issues with payments relating to this scheme as we need to establish an accurate cost schedule before the agreement can be issued for signing. I would however anticipate these works to be constructed within the summer holiday period, this will be down to the developer to confirm once the agreement has been sealed and the NMU has granted them permits.’