

CANNOCK CHASE COUNCIL

MINUTES OF THE MEETING OF THE

PLANNING CONTROL COMMITTEE

WEDNESDAY, 20 APRIL, 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.	Hodges, E.J.
Ansell, Mrs. P.A.	Jones, Mrs. A.E.
Ball, G.D.	Stretton, M.C.
Bullock, L.W.	Stretton, Mrs. P.Z.
Burnett, J.	Turville, R.C.
Butler, R.D.	Whitehouse, Mrs. G.M.
Collis, C.	Williams, B.

(An apology for absence was received from Councillor Mrs. D. Grice)

Prior to the commencement of the meeting, the Chairman, on behalf of the Committee, extended his best wishes to Paul Garbett, Head of Planning, who was leaving the Authority on 27 April 2005 to take up his new role in Esperance, Australia.

60. INTERESTS OF MEMBERS AND OFFICERS IN CONTRACTS AND OTHER MATTERS AND RESTRICTION ON VOTING BY MEMBERS

<u>Member</u>	<u>Nature of Interest</u>	<u>Type</u>
Stretton, Mrs. P.Z.	Application CH/04/0285 – Residential development (outline) demolish existing dwelling 1 Eskrett Street, Hednesford – Member went to school with the owner of the site	Personal

61. MINUTES

The Minutes of the meeting held on 30 March, 2005 were approved as a correct record.

62. MEMBERS REQUESTS FOR SITE VISITS

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

CH/05/0155 Residential Development, 145 Rugeley Road, Hazel Slade.

Reason: To assess the impact on the streetscene.

CH/05/0162 Proposed Development of a Manège, Paddock, Penkridge Bank Road, Rugeley.

Reason: To assess impact on highway safety and access.

63. PLANNING APPLICATIONS FOR DETERMINATION

Consideration was given to the Report of the Head of Planning (Enclosure 5.1 – 5.64 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/05/0096: Construction of a Distribution Centre (B8), Ancillary Office (B1), Recycling Unit, Battery Charging Pod, Access Road, Drainage, Lighting and Landscaping (All reserved matters) Land at Towers Business Park, Power Station Road/Lea Hall Way, Rugeley, Staffs.

That the application be approved subject to the amended conditions circulated at the meeting.

The Head of Planning reported that a neighbourly matters statement together with amended conditions had been circulated and that Environmental Health had no objections subject to the amended conditions being approved.

Members expressed their thanks to the Economic Development Team, Planning Control Team and Councillor Mrs. P.A. Ansell for the work undertaken in respect of this application.

Prior to the determination of this application representations were made by Parish Councillor M. Grocott and the applicant's agent.

- (ii) CH/05/0059: Construction of a new Community Centre at the Guide Headquarters Sheep Fair, Rugeley, Staffs.

The Head of Planning reported that an additional letter of objection had been received and that a letter had been submitted on behalf of the applicant from the Manager of the Prince of Wales Public House offering the use of their car park for users of the Community Centre.

Prior to the determination of this application representations were made by Parish Councillor M.R. Grocott and the applicant's agent.

- (iii) CH/04/0555: Residential Development – Demolish existing dwelling and construct 3 detached dwellings and garages (outline including siting and means of access), Land at 145 Chaseley Road, Etching Hill.

That the application be refused for the following reasons:-

The siting of the rearmost dwelling would form an unacceptable intrusion into the rural landscape and would therefore be contrary to policy C8 of the Cannock Chase Local Plan which needs to conserve and enhance the landscape of the Cannock Chase Area of Outstanding Natural Beauty.

The Head of Planning reported that a petition with 9 signatories supporting the proposal had been received.

Prior to the determination of this application representations were made by the applicant's agent.

- (iv) CH/04/0285: Residential Development (outline) demolish existing dwelling 1 Eskrett Street, Hednesford

(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 provision or improvement of public open space in the area.

(b) That on completion of the Agreement to approve the application subject to the conditions as set out in the report and to the following additional condition:-

Details of the siting and design of development submitted pursuant to condition 2 shall provide for no more than 19 residential units to be erected on the site.

The Head of Planning reported that a planning application in the vicinity, for the erection of 32 apartments, had been granted on appeal.

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

- (i) CH/04/0853: Residential Development – Detached dwelling (outline including siting and means of access). Land adjacent to 52 Elmswood Close, Cannock.
- (ii) CH/05/0058: Single storey extension to side and formation of rear access and car park off Pye Green Road to front of St. Aidan's Church, Albert Street, Cannock.
- (iii) CH/05/0114: Pitched roof to replace existing front roof over side and rear, 5 Bramble Way, Etching Hill.

(C) Application CH/05/0049: Variation of Condition 9 attached to planning application CH/03/0891 requiring the construction of a children's play area – Land adjacent and to the side and rear of Lea Hall Miners' Welfare Centre, Sandy Lane, Rugeley

- (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 provision or improvement of play facilities on other sites near to the medical centre to compensate for the loss of the on-site play area.
- (b) That, as part of this Agreement, the play facilities be provided within a specified time limit.
- (c) That on completion of this Agreement to approve the application subject to the conditions as set out in the report.
- (d) That the location of the play facilities be reported to the Planning Control Committee for consideration prior to being submitted to Cabinet.

The Head of Planning reported the comments of Leisure Services and read out a letter from Rugeley Town Council.

Prior to determination of this application representations were made by the applicant's agent.

- (D) Application CH/05/0005: Residential Development – 12 flats (outline including siting and means of access) – Re-submission of planning application CH/04/0794) 24-26 Hednesford Road, Heath Hayes

That the application be refused for the following reason:

The proposed development would be out of scale and character with adjoining development and therefore contrary to the requirements of Policy B8 Design Principles for New Built Development of the Cannock Chase Local Plan.

- (E) Application CH/05/0133: Residential development – six dwellings (reserved matters) Land to rear of 305-339 Stafford Road, Cannock

That the application be deferred to enable Officers to complete their investigations regarding tree protection.

- (F) Application CH/05/0033: Residential development – 8 semi-detached and 2 detached dwellings, 29 Walsall Road, Norton Canes

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

Reason: To assess the impact on the streetscene, the highway and the close proximity to the business park.

CHAIRMAN