

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**PLANNING CONTROL COMMITTEE**  
**WEDNESDAY, 24 AUGUST 2005 AT 3.00 P.M.**  
**HELD IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

**PART 1**

PRESENT: Councillors      Freeman, M.P. (Chairman)  
    Easton, R. (Vice-Chairman)

Allen, F.W.C.	Grice, Mrs. D.
Ansell, Mrs. P.A.	Hodges, E.J.
Ball, G.D.	Jones, Mrs. A.E.
Burnett, J.	Stretton, M.C.
Butler, R.D.	Stretton, Mrs. P.Z.
Collis, C.	Turville, R.C.

(Apologies for absence were received from Councillors L.W. Bullock, Mrs. G.M. Whitehouse and B. Williams)

**71.      Declarations of Interests of Members in Contracts and Other Matters**

Member	Nature of Interest	Type
Collis, C.	Application CH/05/0388 – 15.2m lattice tower with dishes, antennae and equipment cabinet, Wimblebury Farm, off Wimblebury Road, Wimblebury – Member predetermined planning application.	Personal and Prejudicial
Collis, C.	Application CH/05/0403 – Residential Development, 25 flats (outline), means of access, land at junction of Rugeley Road and Church Hill, Hednesford – Member knows applicant.	Personal
Stretton, Mrs. P.Z.	Application CH/05/0376 – Residential development, one dwelling (outline), siting and means of access, land at Rawnsley Road, Hednesford – Member knows applicant through applications that come into the Council	Personal

Stretton, Mrs. P.Z.	Application CH/05/0375 – Stable block, yard and exercise/storage building, land at Rawnsley Road, Hednesford – Member knows applicant through applications that come into the Council.	Personal
Stretton, M.C.	Application CH/05/0376 – Residential development, one dwelling (outline), siting and means of access, land at Rawnsley Road, Hednesford – Member knows applicant through applications that come into the Council.	Personal
Stretton, M.C.	Application CH/05/0375 – Stable block, yard and exercise/storage building, land at Rawnsley Road, Hednesford – Member knows applicant through applications that come into the Council.	Personal
Freeman, M.P.	Application CH/05/0435 – Demolish existing building, construct extension to existing factory and over-roofing, Thyssen Krupp, Avon Road, Cannock – Members two sons work for Thyssen Krupp.	Personal and Prejudicial

**72. Minutes**

The Minutes of the meeting held on 3 August, 2005 were approved as a correct record.

**73. Members Request for Site Visit**

RESOLVED:

That the following application be the subject of a Committee site visit:-

Application No. CH/05/0565: Proposal for telecom pole Station Road/Bradbury Lane, Hednesford.

Reason:

To assess the impact of the proposed development on visual amenity.

**74. Application No. CH/05/0176: Residential development, 24 houses and apartments, demolition of existing dwelling, land to rear of 58-68 Armitage Road, Brereton**

Following a site visit by Members of the Committee, consideration was given to the report of Development, Landscape and Conservation Manager (Enclosure 5.1 – 5.5 of the Official Minutes of the Council).

RESOLVED:

That the applicant be requested to enter into a Section 106 Agreement paying £15,399 as contribution to public open space provision in the vicinity and a sum of £41,403 as a contribution towards the Rugeley Eastern Bypass Phase 2. The open space contribution to be spent in Brereton and Ravenhill Parish and Leisure Services be informed that the Committee would wish it to be used to improve facilities at Ravenhill Park.

**75. Application No. CH/05/0376: Residential development, one dwelling (outline), siting and means of access, land at Rawnsley Road, Hednesford**

Following a site visit by Members of the Committee, consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.6 – 5.10 of the Official Minutes of the Council).

Prior to determination of the application, representation was made by the applicant.

RESOLVED:

- (A) That the Council is minded to grant permission subject to an additional condition restricting occupancy to the owner of the racehorse training establishment.
- (B) That the application be referred to GOWM as a departure from the Development Plan and the very special circumstances put forward in support of the Council's view be the fact that the development would have little visual impact and that there would be benefits to highway safety.

**76. Application No. CH/05/0375: Stable block, yard and exercise/storage building, land at Rawnsley Road, Hednesford**

Following a site visit by Members of the Committee, consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.11 – 5.13 of the Official Minutes of the Council).

Prior to determination of the application, representation was made by the applicant.

RESOLVED:

- (A) That the Council is minded to grant permission.
- (B) That the application be referred to GOWM as a departure from the Development Plan and the very special circumstances put forward in support of the Council's view be the fact that the development would have little visual impact and that there would be benefits to highway safety.

**77. Application No. CH/05/0388: 15.2m lattice tower with dishes, antennae and equipment cabinet, Wimblebury Farm, off Wimblebury Road, Wimblebury**

Following a site visit by Members of the Committee, consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.14 – 5.18 of the Official Minutes of the Council).

Prior to determination of the application, representations were made by Councillor C. Collis (on behalf of the objectors), two objectors and the applicant's representative.

Having declared a personal and prejudicial interest, Councillor C. Collis left the meeting during consideration of the application.

RESOLVED:

That the application be refused for the following reason:-

The proposed lattice tower and ancillary equipment would be sited in a prominent position within the Green Belt. Its size and siting would prejudice the openness of the Green Belt and cause an unacceptable loss of visual amenity in the vicinity, and is therefore contrary to Policies B7, B8 and C6 of the Local Plan.

**78. Application No. CH/05/0428: Single storey extension to rear of existing garage, first storey extension above and conservatory to rear, 62 Littleworth Road, Hednesford**

Following a site visit by Members of the Committee, consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.19 – 5.21 of the Official Minutes of the Council).

RESOLVED:

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

**79. Application No. CH/05/0566: Erection of 4-storey development for A1, A3, D2 and C3 use, land at Walsall Road, Avon Road, Hunter Road and Hallcourt Lane, Cannock**

Consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.22 – 5.30 of the Official Minutes of the Council).

Prior to determination of the application, representation was made by the applicant.

RESOLVED:

(A) That the application be referred to GOWM under the Shopping Direction 1993.

- (B) That, subject to no intervention from GOWM, the applicant be requested to enter into an Agreement under Section 106 to cover contributions towards the improvement of open space and amenity within the town centre, improvement of public transport facilities in the evening (focussed on Rugeley, Norton Canes and Hednesford), and appropriate CCTV coverage in Cannock town Centre. Also to secure 25% affordable housing, A green travel plan and public art.
- (C) That on completion of this Agreement to approve the application subject to the conditions contained in the report.

**80. Application No. CH/05/0370: Two-storey side extension, 62 Green Lane, Rugeley**

Consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.31 – 5.33 of the Official Minutes of the Council).

RESOLVED:

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

**81. Application No. CH/05/0403: Residential development, 25 flats (outline), means of access, land at junction of Rugeley Road and Church Hill, Hednesford**

Consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.34 – 5.38 of the Official Minutes of the Council).

The Committee were provided with an update in respect of the application.

RESOLVED:

That the application be deferred pending a site visit by Members of the Committee in order to assess the impact of the proposals on highway safety.

**82. Application No. CH/05/0424: Residential development (outline), land off Cannock Road/Chapel Street, Heath Hayes**

Consideration was given to the Report of the Development, Landscape and Conservation Manager (Enclosure 5.39 – 5.42 of the Official Minutes of the Council).

RESOLVED:

That the application be refused for the following reason:-

The application site comprises land which currently provides a valuable open space for informal recreation purposes in the centre of the village where there is a lack of alternative facilities. The site's development would fail to safeguard the local amenity, including landscaping within the site, contrary to Policy B8 of the Local Plan.

**83. Application No. CH/05/0435: Demolish existing building; construct extension to existing factory and over-roofing, Thyssen Krupp, Avon Road, Cannock**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.43 – 5.47 of the Official Minutes of the Council).

Having declared a personal and prejudicial interest, Councillor M.P. Freeman left the meeting during consideration of the application. The Vice-Chairman, Councillor R. Easton, took the Chair during consideration of this item.

RESOLVED:

That the application be deferred pending a site visit by Members of the Committee in order to assess the impact on surrounding residents.

**84. Application No. CH/05/0443: Retention of conservatory, 17 Pinetrees, Brereton**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.48 – 5.51 of the Official Minutes of the Council).

RESOLVED:

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

**85. Application No. CH/05/0444: First storey extension increasing height of roof, 26 kingfisher Drive, Hednesford**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.52 – 5.54 of the Official Minutes of the Council).

RESOLVED:

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

**86. Application No. CH/05/0460: Garage to side including utility room and store, conservatory to rear, 3 Boyden Close, Cannock**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.55 – 5.58 of the Official Minutes of the Council).

RESOLVED:

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

**87. Application No. CH/05/0468: First floor extension to side, 11 Adamson Close, Cannock**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.59 – 5.62 of the Official Minutes of the Council).

RESOLVED:

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

**88. Application No. CH/05/0470: 18 apartments – resubmission of application CH/04/0063, land between 13-49 Hednesford Road, Heath Hayes**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.63 – 5.66 of the Official Minutes of the Council).

RESOLVED:

(A) That the applicant be requested to enter into an Agreement under S106 of the Town and Country Planning Act, 1990 to secure a contribution towards off-site open space improvements.

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

**89. Application No. CH/05/0476: Gated entrance, resubmission of application CH/05/0226, The Fairway, Horsefair**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.67 – 5.69 of the Official Minutes of the Council).

The Committee were provided with an update in respect of the application.

RESOLVED:

That the application be refused and that enforcement procedures be initiated for the following reason:-

The enclosure of the gap between these buildings with a brick wall presents a stark appearance detrimental to the visual amenity of the locality thereby contrary to Policy B8 of the Cannock Chase Local Plan.

**90. Application No. CH/05/0484: Residential development, 32 flats (outline), siting and means of access, Lowlands, Market Street, Hednesford**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.70 – 5.78 of the Official Minutes of the Council).

The Committee were provided with two updates in respect of the application.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Planning Act, 1990 to provide off site contribution funds which will be used to upgrade public open space in the locality. Also funds for the replacement of tree planting adjacent to the site, cycle track and lighting. Affordable housing will also be provided in the development.
- (B) That on completion of this Agreement to approve the application subject to the conditions contained in the report.

**91. Application No. CH/05/0490: Residential development, one dwelling, 43 Mount Road, Etching Hill**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.79 – 5.84 of the Official Minutes of the Council).

The Committee were provided with an update in respect of the application.

RESOLVED:

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

**92. Application No. CH/05/0495: First storey extension to side, porch and canopy to front, 11 Old Hednesford Road, Cannock**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.85 – 5.86 of the Official Minutes of the Council).

RESOLVED:

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

**93. Application No. CH/05/0498: Residential development, one dwelling, reserved matters, resubmission of application CH/05/0133, land adjacent to 165 Chaseley Road, Etching Hill**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.87 – 5.93 of the Official Minutes of the Council).

Prior to determination of the application, representation was made by the objector's representative.

The Committee were provided with an update in respect of the application.



RESOLVED:

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

**94. Application No. CH/05/0499: One two-storey block of 4 flats, resubmission of application CH/05/0228, Cardigan Place, Hednesford**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.94 – 5.97 of the Official Minutes of the Council).

RESOLVED:

That the application be refused for the following reason:-

The relationship between the two storey building on an elevated site and the bungalows with their rear gardens in Victoria Street would result in a loss of amenity as a result of visual intrusion contrary to Policy B8 of the Local Plan.

**95. Application No. CH/05/0501: Residential development, one dwelling (reserved matters), land adjacent to 42 Hislop Road, Brereton**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.98 – 5.101 of the Official Minutes of the Council).

RESOLVED:

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

**96. Application No. CH/05/0213: Two-storey office block, land south of Cronimet (UK), Cannock Wood Industrial Estate**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.102 – 5.104 of the Official Minutes of the Council).

RESOLVED:

That the application be refused for the reason set out within the report.

**97. Application No. CH/05/0480: Formation of vehicular hardstanding and removal of short section of hedge for access, 43 Wimblebury Road, Wimblebury**

Consideration was given to the report of the Development, Landscape and Conservation Manager (Enclosure 5.105 – 5.108 of the Official Minutes of the Council).

RESOLVED:

That the application be deferred pending a site visit by Members of the Committee in order to assess the impact of the development on highway safety.

CHAIRMAN