

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
PLANNING CONTROL COMMITTEE
WEDNESDAY, 24 OCTOBER 2012 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Councillors

Cartwright, Mrs. S. (Chairman)
Kraujalis, J.T. (Vice-Chairman)

Allen, F.W.C.	Pearson, A.
Bernard, J.D.	Rowley, J.
Davies, D.N.	Stretton, Mrs. P.Z.
Fisher, P.	Sutherland, M.
Freeman, Miss M.	Whitehouse, Mrs. L.

209. Apologies

Apologies for absence were received from Councillors C.W.J. Morgan, Mrs. D.M. Todd and R. Todd).

210. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

There were no declarations of Interests.

211. Disclosure of lobbying of Members

No other Declarations of Interests were made in addition to those already confirmed by Members in the Register of Members Interests.

212. Minutes

RESOLVED:

That the Minutes of the meeting held on 3 October, 2012 be approved as a correct record.

213. Members' requests for site visits

No site visits were requested.

214. Application CH/12/0210, Single storey rear extension with accommodation in roofspace (to provide annex for independent living) and new vehicle parking access of John Till Close, 61a Fortescue Lane, Rugeley

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.1 – 6.12 of the Official Minutes of the Council).

The Development Manager circulated an update to the Committee which explained that there was an amendment to Enclosure 6.11, paragraph 3.5 of the report. The three proposed roof lights would face towards the rear garden of 43 John Till Close. This relationship meets Council standards and therefore would have no adverse impact on the amenity of neighbours. However, the applicant has advised that he would be willing to relocate the two bedroom roof lights to the other side of the roof slope of the extension so that they face away from the neighbouring dwelling. The Officer recommendation remains as set out in the report, subject to the receipt of amended drawings showing the repositioning of the two bedroom roof lights.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein subject to amended drawings being received showing the repositioning of the two bedroom roof lights and to the following additional condition:

No development shall commence until details of finished floor levels for the proposed extension have been submitted to and agreed in writing with the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.

Reason:

In the interests of the amenity of neighbours and the wider area. In accordance with Local Plan Policy B8

215. Application CH/12/0227, Residential development – demolition of existing motor components building, erection of 3 townhouses and 7 flats within three linked buildings of two and three storeys and associated parking (Outline including access, appearance, layout and scale), Land fronting Sheep Fair and the Old Mill, Rugeley

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.13 – 6.29 of the Official Minutes of the Council).

RESOLVED:

(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 financial contribution of £13,069 towards open space, sport and recreation;

(B) That, on completion of the Agreement, the application be approved subject to the conditions contained in the report for the reasons stated therein and the following additional condition:-

No part of the development hereby permitted shall be commenced until the details of boundary treatments, including the southern, eastern and western boundaries (adjacent to the car park) of the site have been submitted to and approved by the Local Planning Authority. The boundary treatment shall comprise a low decorative wall, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To ensure compliance with Local Plan Policies B8:Design Principles of New Built Development and DCP6:Space about Dwellings.

216. Application CH/12/0263, Erection of a residential care home (reserved matters including access, appearance, landscaping, layout and scale), St. Chads Courtyard, Cannock Road/Patterdale Road, Cannock

Following a site visit by Members of the Committee, consideration was given to the Report of the Development Manager (Enclosure 6.30 – 6.44 of the Official Minutes of the Council).

The Development Manager circulated an update to the Committee which explained that since writing the report the following further comments have been received from the Council's Landscape Officer:-

- no objection in principal to the development,
- tree retention and protection details to fully assess and revise
- landscape details to be amended
- building – plain brick facades need detail.

The Officer recommendation remains as set out in the report as these matters were covered by conditions.

Prior to consideration of the application representations were made by the Applicant's agent.

The Development Manager assured the Committee that the concerns raised regarding the cedar cladding had been addressed by the recommended conditions.

RESOLVED:

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

CHAIRMAN

The meeting closed at 3.25 pm.