

**CANNOCK CHASE COUNCIL**  
**MINUTES OF THE MEETING OF THE**  
**ENVIRONMENT SELECT COMMITTEE**  
**TUESDAY, 27 FEBRUARY, 2007 AT 4.00 P.M.**  
**CIVIC CENTRE, BEECROFT ROAD, CANNOCK**

PRESENT: Councillors:

Williams, A. (Chairman)

Alcott, G.  
Ball, G. D.

Jones, Mrs. A. E.  
Mawle, D.L.

(An apology for absence was received from Councillor C. Collis).

(Due to the absence of the Chairman for the first fifteen minutes of the meeting and the Vice-Chairman, Councillor D. L. Mawle took the Chair).

**24. Minutes**

RESOLVED:

That the Minutes of the meeting held on 3 January 2007 be approved as a correct record.

**25. Visit by the Select Committee to the CCTV Centre**

It was noted that Councillors G. Alcott and G. D. Ball had visited the CCTV Centre prior to the commencement of the meeting.

**26. Regional Spatial Strategy**

The Select Committee received a presentation from the Head of Planning and Regeneration.

He explained that as part of the consultation process he was seeking the views of the Select Committee on the Regional Spatial Strategy (RSS) Phase 2 Revisions in order that they could be included into the Council's response to go off to the Region by 5 March 2007. The principles of the response would be presented to the Cabinet at their meeting scheduled for 15 March 2007 for endorsement.

There were a number of regional policy issues which needed to be updated by the Strategy including:-

- Housing Allocations
- Employment land centres
- Strategic Centres/Offices
- Transport
- Waste

(i) Housing

The RSS Phase Two Options document detailed three levels of housing growth (gross) for the Region for the period 2001-2026.

Option 1 – 381,000 new dwellings gross based on a continuation of existing RSS figures and policies of supporting urban and rural capacity

Option 2 – 491,000 new dwellings based on a review of development capacity across the region using local knowledge of opportunities and constraints

Option 3 – 575,000 new dwellings based on Government household projections, 2003. This builds upon Option 2 with additional allocations in high demand areas.

It was noted that Stafford and Lichfield in particular would have to provide a greater proportion of housing under Options 2 and 3.

Cannock Chase would need to provide 6,000 new dwellings under Option 1 and 7,000 under Options 2 and 3. Cabinet at their meeting held on 22 February 2007 had asked that 8,500 dwellings be tested in order to meet local needs including the need for affordable housing. The testing would involve consulting the public and organisations on the Core Strategy and Site Allocations Development Plan Documents in relation to which of the housing options they considered should be built.

The Select Committee were informed that due to the constraints of the Green Belt and AONB particularly at Rugeley, a joint arrangement with Lichfield and Stafford District Councils to consider location options within these Districts would be investigated, rather than intruding into the Green Belt and the AONB.

Concern was expressed regarding the infrastructure required to support new dwellings, particularly with respect to the number of doctors, dentists, schools, etc., which would be required. The Select Committee were informed that, amongst others, the local education authority and health service would be asked to comment on their ability to meet these needs during the consultation process.

It was estimated that by the end of 2026 the population would be approximately 97,000/99,000 with a higher percentage of people aged over 60 with a greater demand for smaller houses. It was considered that option 1 for 6,000 dwellings may not prove 'sound' with the Region and it would be prudent to test for the 8,500, particularly to deal with local and affordable needs.

RESOLVED:

- (A) That the Council's response to that part of the Regional Spatial Strategy should be that the Council tests for 6,000; 7,000; and 8,500 new dwellings provided that the need for infrastructure to support the development is included within the consultation programme.
- (B) That the issue of affordable housing should be determined locally rather than have set targets at regional level.

(ii) Employment Land

The RSS proposed growth in land requirements of 2.2-2.4% above past trends and for the identification of a 5 year 'reservoir' of land. This amounted to provision of 3.4-3.8 ha of employment land per annum across the district.

There was a need for regeneration in Cannock Chase to provide additional jobs as currently for every person of working age there was only half a job. There had recently been an accelerated take up of land due to the M6 Toll and Rugeley By Pass. It was considered that a more realistic 10 year reservoir of land should be identified to reflect development and that an annual rate of 6-8 h.a. was more appropriate.

A Regional Logistics Study had identified that a number of additional sites of 50 ha should be identified, it was considered that Cannock Chase would not be able to accommodate satisfactorily sites of this size.

RESOLVED:

(A) That a 10 year reservoir at an annual rate of 6-8 h.a. be supported; and

(B) That no additional Regional Logistic sites be allocated in Cannock Chase.

(iii) Strategic Centres

The Select Committee were informed that Cannock was a 'Strategic Centre' and Rugeley and Hednesford were 'Other Centres'. It was proposed that most of the growth should be based on the Strategic Centre. The RSS had proposed that 20,000 sq metres should be allocated for further retail expansion up to 2021. It was considered that a more appropriate figure should be 40,000 sq metres.

RESOLVED

That the Council should make a case for a further growth of 40,000 sq metres for the Strategic Centre.

(iv) Offices

The RSS proposals were for 40-60,000 sq metres for 2001-2021, of which 10-20,000 would be allocated in the Strategic Centre of Cannock. It was reported that there was a low level of office provision in the district and it was important that some flexibility was needed as to whether additional office space was provided in or out of town centres and this should be determined locally.

RESOLVED

That the provision of additional office space should be locally determined in terms of the level of floor space and its location.

(v) Waste

The Select Committee was informed that the issue of waste management would in the main be dealt with by Staffordshire County Council being the waste disposal authority

(WDA), although some matters would need to be locally determined in conjunction with the WDA. For example, the criteria to be used for identifying waste management sites and landfill; the approach to recycling construction and demolition waste; the design implications of waste storage and recycling needed.

(vi) Transport

The following transportation issues had been identified by the RSS.

Park and Ride  
Car Park Standards  
Road User Charges  
Airports

It was considered that none of the above were of particular strategic relevance to the Council. The RSS wanted to encourage people to use public transport.

The Select Committee considered that if the buses and trains ran on time and at earlier times the public would use this form of transport more frequently. If the Government introduced Road User Charges this would replace any transport policies included in the RSS. That decisions on major airports should be led by Government.

RESOLVED:

That the issue of transport within the Local Development Framework be locally determined

(vii) Site Allocations

The Planning Services Manager explained that Mr. M. Price, Development Plans and Policy Manager, had given an overview of the Core Strategy to the meeting in October 2005 of the Select Committee. The Core Strategy sets out a clear long term spatial vision of how Cannock Chase would be developed. Consultation on strategic issues had been carried out in 2006 and the Core Strategy had also been considered by Cabinet that year.

An amended version of the Core Strategy – Issues and Options had to be produced which would require further stakeholder consultation in response to advice from Government Office for the West Midlands.

Two options to be considered were

- Option A - Dispersed Balance Development

Housing and Employment land developed according to population between three urban areas of –

Cannock/Hednesford/Heath Hayes  
Rugeley/Brereton  
Norton Canes

Housing density of 30-40 dwellings per hectare

No loss of employment land  
 No loss or urban green space

- Option B

Housing in Cannock/Hednesford/Heath Hayes and Rugeley/Brereton and not Norton Canes.

Higher density of 30-40 dwellings per hectare  
 More brownfield land developed for housing on employment land  
 Review urban green space that is surplus to requirements  
 Employment development in 3 town centres and taking advantage of growth corridors such as A5/M6 Toll/Rugeley Bypass/Cannock Eastern Bypass.

This option using some industrial land and urban open space for housing could significantly reduce the amount of urban extension land involving green belt.

In respect of cross boundary issues agreement was being sought in principle with Stafford and Lichfield Borough Councils.

New Housing Land Requirements to 2026 based on data at 1 April 2006 are as follows:-

Option 1		Land requirement (ha)					
Urban Area	Distribution	Option 1		Options 2 & 3		Option 4	
		30 dph	40 dph	30dph	40 dph	30dph	40dph
Cannock/Hednesford/ Heath Hayes	68%	13	9.05	35.4	26.5	70	53
Rugeley/Brereton	26%	5	3.7	13.5	10.1	26.8	20.3
Norton Canes	6%	1	0.8	3.1	2.3	6.2	4.7
Option 2		Land requirement (ha)					
Urban Area	Distribution	Option 1		Options 2 & 3		Option 4	
		30 dph	40 dph	30dph	40 dph	30dph	40dph
Cannock/Hednesford/ Heath Hayes	74%	14	10.3	38.5	28.8	76.2	57.7
Rugeley/Brereton	26%	5	3.7	13.5	10.1	26.8	20.3

The full Council would be receiving a presentation on the Core Strategy after the Cabinet Call In period had expired.

The Site Allocation Development Plan Document had to be based upon a robust and credible assessment. The Core Strategy and Site Allocations would run parallel for consultation purposes. 64 sites had been put forward for housing and mixed use development of which 16 would not be taken forward. Sites in AONB are not proposed to be considered any further as it is considered that the AONB should be protected other than for minor developments.

Additionally land allocation issues would need to be considered for –

- Gypsies and travellers
- Travelling showmen
- Cemeteries
- Protection of transport routes, roads and canals

Environmental issues requiring consideration were:-

- Protection of nature conservation sites of international, national and local status
- Urban Green Spaces.

RESOLVED:

That the Local Development Framework Core Strategy and Site Allocation DPD's be brought back to the Select Committee for further consideration as part of the public consultation period.

**27. Addressing Perceptions of Anti Social Behaviour – Development of a Warden Scheme and Community Guardian Schemes**

The Head Environmental Health informed the Select Committee that as part of the Budget proposals it had been agreed that funds would be provided to extend the Street Warden Service to enable evening patrols to be undertaken.

With regard to the £25,000 funding to address the perception of Anti Social Behaviour, Members considered that the Junior Warden Scheme should be extended to include children of an upper age. Funds should also be used to enable children not able to join the 'Chase It Scheme' due to financial constraints, to take part. The details of how the funding would be allocated to the Schemes being delegated to Council Officers.

RESOLVED:

- (A) That the £25,000 funding be allocated to extending the Junior Warden Scheme to children of an older age and to enable those who due to financial constraints were unable to take part in the Chase It Scheme to do so.
- (B) The details of how the funding be allocated being delegated to Council Officers

**28. Work Programme of the Environment Select Committee**

Consideration was given to the Work Programme of the Environment Select Committee

RESOLVED

That an additional meeting of the Select Committee be arranged to further discuss the Core Strategy and Site Allocations after the public consultation process had taken place.

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CHAIRMAN

