

CANNOCK CHASE COUNCIL
MINUTES OF THE MEETING OF THE
SPECIAL PLANNING CONTROL COMMITTEE
WEDNESDAY, 1 MAY, 2013 AT 3.00 P.M.
IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT:
Councillors

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

Allen, F.W.C.
Bernard, J.D.
Freeman, Miss. M.
Morgan, C.W.J.
Pearson, A.

Rowley, J.
Todd, Mrs. D.M.
Todd, R.J.
Whitehouse, Mrs. L.

292. Apologies

Apologies for absence were received from Councillor P. Fisher, Mrs. P.Z. Stretton and M. Sutherland.

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

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

294. Disclosure of lobbying of Members

All Members that were present declared that they had been lobbied in respect of Application CH/13/0027, Development at Langbourn House/Hillcroft House/Ivy House.

295. Minutes

RESOLVED:

That the Minutes of the Meeting held on 6 March, 2013 be approved as a correct record.

296. Members' requests for site visits

None requested.

297. Application CH/13/0027, Langbourn House/Hillcroft House/Ivy House at

junction of Longford Road and Wolverhampton Road, Cannock, Redevelopment of Langbourn House including demolition of Hillcroft House and erection of a 2/3 storey mixed use building comprising of Extra Care Housing, respite unit and Community Hub comprising GP surgery, pharmacy, hairdressers, café and community rooms, with access from Longford Road and Wolverhampton Road, with associated parking and landscaping. Red-design of existing public open space and re-location of children's play area on part of parking area for Ivy House, front Wolverhampton Road (amended scheme)

Following a site visit, consideration was given to the Report of the Development Manager (Enclosure 6.1 – 6.39 of the Official Minutes of the Council).

The Development Manager circulated the following update to the Committee:

‘1. Notwithstanding the submitted drawings and recommendation for approval Officers want to make it explicit that boundary details have not been agreed and would be dealt with by condition. This is to ensure that appropriate and robust boundary treatments are provided, where necessary in the interests of visual amenity and the amenity of neighbours.

2. The following amendments / additions are proposed to the report:

i) Some of the conditions proposed are pre-commencement conditions, which require compliance, before the development commences. ‘Development’ includes ‘demolition’. In this instance, subject to planning permission being granted; because of existing bat roosts in the building the applicant wants to demolish ‘Hillcroft’ under licence from Natural England, before the end of May 2013. Consequently, it is recommended that pre-commencement conditions are altered to exclude demolition works.

ii) If the Planning Control Committee are minded to approve planning application CH/13/0027; the following additional / amended conditions / informatives are recommended:

a) Condition 28 (Enc 6.15) – It is recommended that this condition is amended to state:

No development (excluding demolition works) shall commence until details of the proposed play area and associated Public Open Space (POS), including design, surface materials, boundary treatments, design of equipment, signage, landscaping and phasing have been submitted to and agreed in writing with the Local Planning Authority. Thereafter, the play area and Public Open Space shall be provided in accordance with the approved development and retained for the life of the development.

Reason

In the interests of the design of the development and the amenity of neighbours. In accordance with Local Plan Policy B8.

b) The following additional conditions are also proposed.

1. *No demolition or construction works shall be undertaken in association with the development hereby approved between the hours of 19:00hrs and 07:00hrs - Monday to Friday, 13:00hrs and 07:00hrs on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority*

Reason

In the interests of the amenity of nearby neighbours. In accordance with Policy B8 of the Cannock Chase Local Plan.

2. *No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:*

- i. the access / parking of vehicles of site operatives, visitors and deliveries.*
- ii. loading and unloading of plant and materials*
- iii. storage of plant and materials used in constructing the development*
- iv. the erection and maintenance of security fencing*
- v. wheel washing facilities*
- vi. measures to control the emission of dust and dirt during construction*
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.*

Reason

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

3. *Prior to the demolition of Hillcroft a photographic survey and an appropriate building record of the external elevations of the building and if accessible its internals shall be undertaken and forwarded to the Local Planning Authority.*

Reason

To record the historic context of the building in accordance with the NPPF.

4. *A detailed bat mitigation plan for replacement bat roosts will be submitted to Cannock Chase Council prior to the commencement of development (excluding demolition works). The mitigation plan must cover all aspects of the measures necessary to maintain bat habitat, with particular reference to tree and shrub management/removal, roost construction / design, and the phasing of mitigation measures.*

Reason

In the interests of preserving protected species in accordance with the NPPF.

c) It is also proposed that the following Informatives are added to any

planning consent:

County Highways

1. The access crossings works shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences>
2. The existing dropped crossing to the site shall be reinstated to footway in accordance with the submitted drawing No. 2239-101C. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, Stafford, ST16 2DH (or email to nmu@staffordshire.gov.uk).

Environmental Health

1. In the event that the applicant is proposing to use brick crushing equipment on site. It is requested that the Cannock Chase District Council - Environmental Protection Team are notified of this a week in advance of any such equipment being brought onto site.

Crime Prevention Design Officer

1. The applicants attention is drawn to the letter from the Crime Prevention Design Officer providing advice in respect of 'Secure By Design' dated 12th February 2013'.

Following the update and prior to consideration of the application representations were made by two objectors and the Applicant's representative.

Members sought clarification as to why a Special Planning Control Committee had been scheduled to consider this application. Members were advised that the applicant had requested a Special meeting be arranged so that should the application be approved the applicant would be able to commence work on site in May. There was a threat to the delivery of the scheme as there was concern that bats would roost in Hillcroft if it was not demolished in the next few weeks. The applicant required a decision by the Committee in order to be in a position to deliver the development on time and secure the funding from the Government.

A number of Members shared the concerns raised by the objectors with regards to the relocation of the play area on the site, the car parking and

access. The Planning Projects Officer explained that the issue of the play area could be resolved at a later date to enable alternative locations to be considered. He noted that Members considered that play area should be removed from the site and confirmed that the play area did not necessarily have to be located on this site. Negotiations could take place with the applicant to secure a suitable alternative site and compensation for the loss of the play area. He also explained that the reconfiguration of the car park and access could be resolved at a later date. He suggested that in view of the threat to the delivery of the scheme Members could approve the application and the issues regarding the play area, car parking and access could be dealt with by an adding an additional condition for these to be considered separately as a reserved matter. He explained that the condition could specify that these concerns would need to be resolved before the building was occupied.

In view of Members concerns regarding the lack of information provided by Staffordshire County Council Highways, the Planning Projects Manager explained that a representative from Staffordshire County Council Highways could be requested to attend the meeting when the reserved matters were considered.

RESOLVED:

That the application be approved subject to the conditions set out in the report; those conditions and informatives recommended by the Development Control Manager, with the exception of condition 28 , as amended and the inclusion o the following additional condition:

Notwithstanding the approved drawings and documents; the development hereby approved shall not be occupied until:

a) a scheme to provide the following: a minimum of 33 car parking spaces (including two disabled persons parking spaces) accessed off Wolverhampton Road; public open space; a link to and from the approved building; four motorcycle parking bays; and a sub-station, on the area hatched blue and marked Area 'A' on drawing No. 2239-101 Rev C (Proposed Site Plan) has been submitted to and agreed in writing with the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of the building hereby approved and retained for the life of the development;

b) a scheme to compensate for the loss of the existing children's play area has been submitted to and agreed in writing with the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the occupation of the building hereby approved.

Reason: In the interests of ensuring adequate parking provision for the proposed development, highway safety and public amenity. In accordance with Local Plan Policy B8, Parking Standards, Travel Plans & Developer Contributions for Sustainable Transport SPD (July 2005), Staffordshire and Stoke on Trent Structure Plan Policy T13 and the NPPF.

(Councillor F.W.C. Allen requested that his name be recorded as having voted

against this decision).

The meeting closed at 16.30pm

CHAIRMAN