

CANNOCK CHASE COUNCIL

MINUTES OF THE MEETING OF THE

PLANNING CONTROL COMMITTEE

WEDNESDAY, 19 FEBRUARY, 2014 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.	Rowley, J.
Anslow, C.	Sutherland, M.
Ball, G.D.	Todd, Mrs. D.
Freeman, Miss M.A.	Todd, R.
Pearson, A.	

94. Apologies

Apologies for absence were received from Councillor M.R. Grocott, Mrs. P.Z. Stretton and Mrs. L Whitehouse.

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

The following declarations were made in addition to those already confirmed by Members in the Register of Members Interests:

Member	Interest	Type
J.T. Kraujalis	CH/13/0265, Tallent Automotive Wolverhampton Road, Cannock – Member lives close to the site in Langdale Road which runs parallel to Wolverhampton Road	Personal
A. Pearson	CH/13/0303, Former Ultra Electronics Rugeley Road, Fallows Park, Hednesford – Member lives near to the site	Personal

96. Disclosure of lobbying of Members

Nothing disclosed.

97. Minutes

RESOLVED:

That the Minutes of the Meeting held on 29 January, 2014 be approved as a correct record.

98. Members' requests for site visits

The following requests were made:

Application CH/14/0013 Chase Academy, Convent Close. Demolition of existing primary school unit and construction of a single storey building with rooms in the roofspace incorporating 4 classrooms and amenity facilities and a further classroom and storeroom above classroom

Reason: To assess the character and the positioning of the buildings

Application CH/14/0022 The Globe, Hednesford. Demolition of the existing public house and erection of a two storey care home and erection of a two storey building with retail (A1) on the ground floor and 5 flats on the first floor.

Reason: To assess the size of the building

A Member asked whether the application for Ivy House, Wolverhampton Road, Cannock would be the subject of a site visit. The Development Control Manager confirmed that this would come to Committee and a site visit would be undertaken.

99. Application CH/13/0265, Tallent Automotive, Wolverhampton Road, Cannock, Demolition of existing office building, alteration of retained buildings, construction of new industrial building to house "stamp press"; with associated staff facilities/offices, car parking, access roads, security fencing and landscaping

Following a site visit, consideration was given to the Report of the Development Control Manager (Item 6.1 – 6.17 of the Official Minutes of the Council).

In response to concerns raised by a Member regarding noise and emissions, the Development Control Manager confirmed that the proposed Condition 14 would cover the issue of noise and a condition regarding emissions could be included should the application be approved.

In response to the concern raised regarding car parking at the site the Development Control Manager advised that the proposed Condition 13 would cover this issue.

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional conditions:

1. Prior to the development hereby permitted being brought into use, an assessment of the current and proposed levels of noise and vibration including the details of dampening equipment proposed for the new presses shall be submitted to, and approved in writing by the local planning authority. The report shall include any mitigation measures required which shall be implemented in accordance with the report and thereafter retained and maintained for the life of the development.

Reason

To protect the amenity of nearby residential occupiers.

2. The use hereby permitted shall not commence until:-

(a) details of the extraction and filtration of fumes have been submitted to and approved by the Local Planning Authority, and

(b) the approved system has been installed.

The system shall hereafter be maintained in an efficient condition for so long as the use is in existence.

Reason

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

- 100. Application CH/13/0303, Former Ultra Electronics, Rugeley Road, Fallows Park, Hednesford – Variation of condition 27 of planning permission CH/10/0069 to vary design of the proposed dwellings**

Consideration was given to the Report of the Development Control Manager (Item 6.18 – 6.32 of the Official Minutes of the Council).

Members considered that the speed of traffic along the Rugeley Road between Walkers Rise and the zone where it drops to 30mph closer travelling towards Hednesford town centre was particularly high and asked whether that the County Highways Team could investigate. The Development Control Manager confirmed that he would make Staffordshire County Highways aware of the concern raised by the Committee to ascertain if anything could be done.

RESOLVED:

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

- 101. Application CH/13/0359, Red Lion, 19 Market Street, Rugeley – Residential development, outline planning permission for residential development with all matters reserved**

Consideration was given to the Report of the Development Control Manager (Item 6.33 – 6.41 of the Official Minutes of the Council).

The Development Control Manager referred the Committee to the comments from the School Organisation Team (Enclosure 6.36 refers) who had made a judgement that the number of dwellings would be less than the education threshold of 7 units and were not seeking an education contribution. However, officers had made further enquiries with the School Organisation Team and, as the number of dwellings were likely to be more than 7, there would be a requirement for the s106 Agreement to include a contribution towards education – this would depend of the type of scheme that was submitted.

RESOLVED:

- (A) That the applicant be requested to enter into an Agreement under Section 106 of the Town and Country Planning Act, 1990 to secure the following financial contributions:
 - a) Affordable housing – if the total number of dwelling units exceeds 15 then 20% of the total units is required for affordable housing;
 - b) Educational facilities – if the total number of dwelling units exceeds 7 then £9,542 (per pupil place) is required for Early Years/Nursery and Primary, £14,580 (per pupil place) for Secondary and £15,652 (per pupil place) for Sixth Form; based on the capacity of the local schools at the time of the application;
 - c) Open Space, Sport and Recreation – if the total number of dwelling units is 10 or more then for 1 bedroom units £653.45 is required, for 2 bedroom units £1,306.90 is required, for 3 bedroom units £1,960.35 is required and for 4+ bedroom units £2,613.80 is required;
 - d) Indoor Sports Facilities – if the total number of dwelling units exceeds 10 then for 1 bedroom units £273 is required, for 2 bedroom units £546 is required, for 3 bedroom units £546 is required, for 3 bedroom units £819 is required and for 4+ bedroom units £1,092 is required; and
 - e) £450 per dwelling for mitigation of the impact of the development on the Cannock Chase Special Area of Conservation.

- (B) On completion of the Agreement the application be approved subject to the conditions contained in the report for the reasons stated therein.

The meeting finished at 3.25 pm.

CHAIRMAN