

BRINDLEY HEATH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 8 FEBRUARY 2022 AT THE CHURCH OF THE HOLY SPIRIT, MOUNT ROAD, RUGELEY

PRESENT: Parish Councillors: D. Cotton (Chairman)
M. Sutherland
R. Turville
Mrs M. A. Turville

IN ATTENDANCE: Mrs T. Williams (Clerk)

1. APOLOGIES

Apologies were received from Councillors P. Adams, A. Pearson and Mrs A. Pearson.

Apologies were received from County Councillors: P. Hewitt & Dr J. McMahon.

2. DECLARATION OF INTERESTS

To declare interests for this meeting:

| <u>Member</u> | <u>Interest</u> | <u>Type</u> |
|---------------|-----------------|-------------|
| No Interests | | |

3. MINUTES OF LAST MEETING

Resolved: The minutes of the Planning Committee meeting held on 30 November 2021 were approved as a correct record.

4. PLANNING OBSERVATIONS MADE BY THE PARISH COUNCIL SINCE THE LAST MEETING

Resolved: To confirm the following observations submitted to Cannock Chase Council on 10 January 2022:

Application Number: CH/21/0402

Location: Cannock Chase Forest Centre, Birches Valley, Rugeley

Development: Proposed Development: Temporary use of an area of Cannock Chase Forest Centre for the purpose of hosting the Mountain Biking event for the Birmingham 2022 Commonwealth Games; erection of temporary structures including a spectator areas including temporary stand; vehicle and pedestrian access areas; broadcast/operation compounds; athletes preparation area; all with associated fencing – THIS APPLICATION IS A DEPARTURE FROM THE GREEN BELT

Observations: The Parish Council thanks the Birmingham 2022 Commonwealth Games Organising Committee for the additional information provided in its Consultation Responses report and for answering the questions raised.

Chairman's Initials

12/2021-22

The Parish Council has no objections to the hosting of the Mountain Biking event on Cannock Chase and has no further comments or questions to ask at present.

The Parish Council hopes the event will be an absolute success and that the event day runs smoothly for staff & volunteers, participants, spectators and local residents.

5. PLANNING APPLICATIONS FOR CONSIDERATION

Resolved: That the following observations are submitted to the District Council in respect of planning applications in the parish:

Application Number: CH/22/0002

Location: Field opposite Stafford Brook Road, Rugeley

Development: Stables

Observations: Objections are raised for the following reasons:

1. Additional stables next to the existing structure will further exacerbate the negative impact on the landscape character of the AONB and openness of the Green Belt.
2. Two sizeable stable blocks, both in close proximity to the road, will be unacceptable in combined mass and scale, creating the appearance of a large industrial operation in the AONB.
3. No details have been provided in the application about how the stables will be used and the level of traffic that will be generated by the development. There is no information about opening hours and whether the proposal will be used for private or commercial purposes.
4. No details have been provided on parking and turning facilities.
5. There are already some six stables along Stafford Brook Road with a very large establishment across the road.
6. The increased use of the site entrance which is located on an extremely dangerous bend is concerning. Access from the west is hazardous as the driveway from this direction turns back on itself requiring an approximate 45° approach. To add to the risk, there is a stable complex located almost opposite the entrance and Stafford Brook Road is a busy lorry route used by very large HGV's travelling to and from the nearby Rugeley Quarry.

Application Number: CH/22/0032

Location: 127 Rugeley Road, Hazelslade

Development: Single storey rear extension following demolition of existing conservatory

Observations: No objections

This planning application is outside the parish boundary.

6. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

Application Number: CH/21/0425

Location: 4 Brindley Crescent, Hednesford

Development: Two storey rear extension

The Committee noted that planning permission had been awarded on 15 December 2021

7. UPDATES ON OTHER PLANNING MATTERS

Permitted Development

Advertisement Banners

The Chairman advised the Committee that Councillor Jones had written to the District Council requesting answers to a number of planning enforcement issues in the Brindley Heath and Brereton areas. Responses had been received which did not fully answer the questions that had been raised.

The Chairman reminded the Committee about an outstanding enquiry the Parish Council had made to the planning Department in 2020, requesting clarification on permitted development and the display of advertisement banners in Cannock Chase AONB. The District Council advised the Parish Council that banners could be displayed under permitted development rights even though AONBs have the highest landscape status in the country and planning law recognises the land designation in the legislation (Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Class 8).

The Committee asked that a further enquiry be made to the District Council with a reminder about the previous enquiries that had already been made.

New Vehicular Access

The Council acknowledged that a response was awaited from the Planning Department to an enquiry about the installation of a new access point on to the highway from a field adjoining Shooting Butts Road, close to the junction with Penkridge Bank Road.

The Parish Council considered the siting of an access point so close to the Penkridge Bank Road junction to be hazardous both to pedestrians and motorists turning into and out of Shooting Butts Road. The Council assumed permission would need to be given by the County Highways Department and that as part of that process safety/risk assessments would be undertaken.

The Committee asked that a further enquiry be made to the District Council to seek clarification on permitted development with regard to an access onto the highway.

The Committee also asked for clarification on the amendments to permitted development rights resulting from the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus Regulations 2020 which increased permitted development rights for the temporary use of land from 28 days to 56 days from 1 July 2020 to 31 December 2020 and subsequently to December 2021.

The doubling of the timeframe for landowners to utilise permitted development rights (to take what is normally classed as agricultural land and put it to a different use) was a bid to rejuvenate the tourism industry after the Covid-19 pandemic.

Chairman's Initials

14/2021-22

8. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on Tuesday 29 March 2022.

The meeting will be held at the Church of the Holy Spirit, Mount Road, Rugeley.

Signed.....

Chairman of the Planning Committee,
Councillor D. Cotton

Date.....