

BRINDLEY HEATH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 26 SEPTEMBER 2023 AT THE WHITE HOUSE, MARQUIS DRIVE, RUGELEY

PRESENT: Parish Councillors: R. Turville
P. Adams
Mrs M. A. Turville
Mrs S. Pearson
A. Pearson

IN ATTENDANCE: Mrs T. Williams (Parish Clerk)

In the absence of the Chairman and Vice Chairman of the Committee, Councillor R. Turville was elected as the Chairman for the meeting.

1. APOLOGIES

Apologies were received from Councillor D. Cotton and Councillor M. Sutherland.

Apologies were received from County Councillor P. Hewitt.

2. DECLARATION OF INTERESTS

To declare interests for this meeting:

<u>Member</u>	<u>Interest</u>	<u>Type</u>
Cllr P. Adams	Planning Application CH/23/0040 (Sherbrook Court, Kingsley Wood Road)	Personal/Pecuniary
Cllr A. Pearson	Member of District Council's Planning Control Committee	Personal
Cllr R. Turville	Member of Hednesford Town Council's Planning Committee	Personal
Cllr M.A. Turville	Member of Hednesford Town Council's Planning Committee	Personal

3. PUBLIC PARTICIPATION

No members of the public were present.

4. MINUTES OF LAST MEETING

Resolved: The minutes of the Planning Committee meeting held on 25 July 2023 were approved as a correct record.

Chairman's Initials

7/2023-24

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

Resolved: To confirm the following planning observations submitted to Cannock Chase Council:

Application Number: CH/23/0111

Address: The Holding, Rugeley Road, Hazelslade

Development: Demolition of equestrian buildings and erection of 3 bed dwelling house (resubmission of CH/22/0321) departure from development plan - amended & additional information received.

Observations: The Parish Council wishes to restate the observations made in previous representations (letters dated 30 March 2023 and 15 September 2022, in respect of planning application CH/22/0321):

The Parish Council does not support inappropriate development in the Green Belt and objects to this proposal on the grounds that the erection of a three-bedroom house in place of an equestrian building would be harmful to the openness of the Green Belt.

The Parish Council has noted the amendments and additional information provided by the applicant addressing concerns raised in relation to the original plans. The Council is not satisfied that harm to the openness of the Green Belt will be mitigated but the value of this consideration must be determined by Cannock Chase Council.

Application Number: CH/23/0172

Address: 4 Brindley Crescent, Hednesford

Development: Two storey side extension to form garage and annex at first floor and two bay garage to front of existing house – amended plans

Observations: The Parish Council wishes to restate its comments made in response to the original plans on 24 May 2023:

The Parish Council although not raising outright objections to the development proposal, expresses concern about the size and appearance of the two-storey side extension which has the potential to be used as a separate dwelling.

The District Council is asked to take fully into account the concerns of neighbouring householders.

The Parish Council recommends that conditions are attached to the planning permission if awarded to require that use of the extension/annex remains incidental to the existing dwelling and is maintained as one planning unit. There should be no potential for the extension to be converted into separate residential accommodation in the future.

6. 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/23/0312

Address: Land at Rugeley Power Station

Development: Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) following outline approval for application 19/00753/OUTMEI for the creation of an access road and associated landscaping and drainage to serve the All Through School

Observations: No objections

Councillor Adams did not comment or vote on the following planning application, having expressed a personal and pecuniary interest.

Application Number: CH/23/0040 (amended plans)
Address: Sherbrook Court, Kingsley Wood Road, Rugeley
Development: Replacement of existing dwelling, garage, workshop & greenhouse with new dwelling – amended plans & documents

Observations: Having considered the amendments I can confirm that the Parish Council wishes to restate its observations submitted in response to the original plans which are:

The Parish Council raises objections to the proposed development on the grounds that the dwelling is excessively large and overdeveloped, resembling a public building more than a family home. The size and scale of the building with its three storeys to the rear is considered out of keeping with the protected landscape and other properties in Kingsley Wood Road.

If the planning application is approved by the District Council, Parish Councillors would ask that planning conditions are imposed to protect the amenity of neighbouring occupiers in relation to the construction work and deliveries. No construction work or deliveries to the site should be undertaken outside the hours of 8:00am and 5:00pm on weekdays and 8:00am and 1:00pm on Saturdays with no work permitted on Sundays or Bank Holidays. Consideration should be given to noise, dust and ensuring that on street parking is considerably managed.

If the application is approved, Parish Councillors would like to be reassured that the chalet/log cabin will be treated as a temporary structure and be removed when the replacement dwelling is complete.

The following planning application was received after issue of the agenda:

Application Number: CH/23/0333
Address: 23 Rugeley Road, Hazelslade, Cannock
Development: Two storey rear extension, loft conversion, alterations to exiting porch and garage.

Observations: No objections

7. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

Application Number: CH/23/0239
Address: 3 Sheepwash Row, Slitting Mill Road, Rugeley
Development: Timber framed lean to canopy to form boot room area

The Planning Committee noted that Cannock Chase Council awarded planning permission on 3 August 2023.

Application Number: CH/23/0172
Address: 4 Brindley Crescent, Hednesford
Development: Two storey side extension to form garage and annex at first floor and two bay garage to front of existing house – amended plans

The Planning Committee noted that Cannock Chase Council refused the award of planning permission on 20 September 2023.

8. UPDATES ON OTHER PLANNING MATTERS

The Committee received updates on the District Council’s consideration of the following planning applications on 20 September 2023:

CH/23/0111 (The Holding, Rugeley Road, Hazelslade)

That the applicant be requested to enter into an agreement under S106 of the Town and Country Planning Act 1990 to secure a contribution to mitigate recreation impacts upon Cannock Chase Special Area of Conservation.

That on completion of the Agreement, delegated authority be given to the Head of Economic Development and Planning to approve the application subject to the conditions contained in the planning officer’s report.

CH/22/0306 (The Smallholding, Kingsley Wood Road, Rugeley)

Deferred to enable a site visit to be undertaken to assess the impact of any potential intensification of the use of the site.

9. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on Tuesday 28 November 2023.

The venue for the meeting will be the White House, Marquis Drive, Brindley Heath.

Signed.....

Chairman

Date.....