

# **PLANNING COMMITTEE**

**13 JANUARY 2020**

## **PRESENT:**

Councillors Marshall (Chairman), Baker (Vice-Chair), Anketell, Birch, Brown, Checkland, Cox, Eagland, Evans, Ho, Leytham, Matthews and Tapper

## **32 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Barnett and Councillor Humphreys.

## **33 DECLARATIONS OF INTEREST**

Councillor Matthews declared a personal interest in application no. 19/00753/OUTMEI as he has a relative on the Hawksyard Estate.

Councillor Cox and Councillor Marshall re-iterated what had been recorded on their Register of Members Interests that they are Members on Armitage with Handsacre Parish Council.

Councillor Eagland re-iterated what had also been recorded on her Register of Members Interests that she is a Staffordshire County Councillor for the area.

Councillor Leytham declared a personal interest in application no. 18/01693/FUL as he lives in Fradley Village and has attended Fradley Parish Council meetings where this application has been discussed and he is aware of the feelings of everyone in the village.

## **34 MINUTES OF PREVIOUS MEETING**

The Minutes of the Meeting held on 16 December 2019 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

## **35 PLANNING APPLICATIONS**

Applications for permission for development were considered with the recommendations of the Head of Economic Growth and Development and any letters of representation and petitions of observations/representations together with a supplementary report of observations/representations received since the publication of the agenda in association with Planning Applications 19/00753/OUTMEI & 18/01693/FUL

19/00753/OUTMEI – Outline Planning Application for the creation of development platform and the demolition of existing office building and environmental centre, site clearance, remediation and mixed-use development comprising: up to 2,300 new dwellings and residential units (use classes C3 and C2); up to 1.2 HA of mixed-use (use classes A1, A2, A3, A4, A5, C1, C2, C3, D1 and D2); up to 5 HA of employment (use classes B1A, B, C and B2); 1 no. 2 Form Entry Primary School (use class D1); formal and informal publicly accessible open space; key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513; ground mounted solar panels and 2 no. existing electricity substations (132 KV and 400 KV) retained (All Matters Reserved Except Access) Rugeley Power Station, Armitage Road, Armitage, Rugeley

**RESOLVED:-** (1) That planning permission be approved subject to conditions (including those amended within the supplementary report) and subject to the owners/applicants first entering into a Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-

1. On-site affordable housing provision;
2. On-site sports provision (including changing facilities and management);
3. On-site Public Open Space provision (including delivery of the waterside park and public art);
4. Education provision, including on-site delivery of 2 form of entry primary school and secondary school contribution;
5. Highways and transport contributions (comprising off-site highway works (junction improvements), canal towpath improvements, public transport service enhancement sum and travel plan monitoring sum);
6. Cannock Chase SAC air quality mitigation scheme; and
7. The Community Building and Healthcare.

Note: A separate Unilateral Undertaking relating to the payment of £178.60 per dwelling for recreational mitigation of the Cannock Chase SAC is also required.

(2) If the Section 106 Legal Agreement and Unilateral Undertaking are not signed/completed by the 13<sup>th</sup> April 2020 or the expiration of any further agreed extension of time, then powers to be delegated to officers to refuse planning permission, based on the unacceptability of the development, without the required contributions and undertakings, as outlined in the report.

(Prior to consideration of the application, representations were made by Mr Mark Sitch (Applicant's Agent))

18/01693/FUL – Erection of 8 no. dwellings and associated works  
Land fronting Turnbull Road, Fradley  
Massey Limited

**RESOLVED:-** That this application be deferred to allow time for the further consideration of issues relating to drainage and flooding following receipt of additional information from the Lead Local Flood Authority since the publication of the committee report.

## 36 EXCLUSION OF PUBLIC AND PRESS

**RESOLVED:-** That, as publicity would be prejudicial to public interest by reason of the confidential nature of the business to be transacted the public and press be excluded from the meeting for the following item of business which would involve the likely disclosure of exempt information as defined in **Paragraph 3 of Part 1 of Schedule 12A** of the Local government Act 1972 as amended.

**IN PRIVATE**

### **37 ENFORCEMENT MATTERS - UPDATE REPORT**

Consideration was given to the Enforcement Matters – Update Report. No matters raised for discussion with the content of the report.

It was noted that the Enforcement Team Leader is due to leave the Authority in early March for a role at another Local Authority.

(The Meeting closed at 7.42 pm)

CHAIRMAN