

PLANNING COMMITTEE

27 JULY 2020

PRESENT:

Councillors Marshall (Chairman), Baker (Vice-Chair), Anketell, Barnett, Birch, Checkland, Cox, Eagland, Evans, Humphreys, Leytham and Matthews

INTRODUCTION:

The Chairman welcomed everyone to the Planning Committee Meeting to be held online and streamed live.

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ho.

2 DECLARATIONS OF INTEREST

The Chairman, Councillor Marshall, reiterated what had been recorded on his Register of Members Interests form in respect of application nos. 19/00753/OUTMEI & 19/01341/OUT; he is a Member on Armitage with Handsacre Parish Council.

Councillor Checkland declared a personal interest in application no. 20/00587/FUH as the Applicant's neighbours are known to him.

Councillor Cox confirmed that he had been a Member on Armitage with Handsacre Parish Council when the original consultation had taken place regarding application no. 19/00753/OUTMEI but he has now resigned and is no longer a Member on the Parish Council.

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

3 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on 1 June 2020 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

4 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 the supplementary report of observations /representations received since the publication of the agenda in association with Planning Applications 19/00753/OUTMEI, 19/01015/OUTM, 20/00587/FUH & 19/01341/OUT

19/00753/OUTMEI – OUTLINE PLANNING APPLICATION FOR THE CREATION OF DEVELOPMENT PLATFORM AND THE DEMOLITION OF EXISTING OFFICE BUILDING, ENVIRONMENTAL CENTRE, AND SECURITY GATEHOUSE, SITE CLEARANCE, REMEDIATION AND PHASED 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), A SCHOOL (ALL THROUGH SCHOOL OR 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 AND ROOF 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 FOR RUGELEY POWER LIMITED

RESOLVED:- That this application be approved subject to the conditions (including those amended within the supplementary report) outlined in the report of the Head of Economic Growth and Development but 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) and off-site cricket contribution;
3. On-site Public Open Space provision (including delivery of the waterside park, retained and new allotments and public art);
4. Education provision, including on-site delivery of either a 2 form entry primary school with off-site secondary school contribution or an on-site all through school;
5. Highways and transport contributions (comprising off-site highway works (junction improvements), canal towpath improvements, public transport service enhancement sum and Trent Valley Station improvements);
6. Travel plan monitoring sum;
7. Cannock Chase SAC air quality mitigation scheme; and
8. On-site community building.

Also, subject to the completion of a separate Unilateral Undertaking Agreement relating to the payment of £178.60 per CIL exempt dwelling for recreational mitigation for the Cannock Chase SAC.

If the S106 legal agreement and Unilateral Undertaking are not signed /completed by the 2nd November 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, Barton Willmore (Applicant's Agent)).

19/01015/OUTM

OUTLINE APPLICATION FOR THE ERECTION OF UP TO 200 RESIDENTIAL DWELLINGS FOR PHASE 2 OF THE STREETHAY STRATEGIC DEVELOPMENT ALLOCATION (SITE REFERENCE LC1) INCLUDING COMPREHENSIVE GREEN INFRASTRUCTURE, FOOTPATHS, OPEN SPACE, CHILDREN'S PLAY AREA, SURFACE AND FOUL WATER DRAINAGE INCLUDING ATTENUATION POND, AND OTHER ANCILLARY INFRASTRUCTURE AND WORKS. ALL MATTERS RESERVED EXCEPT FOR POINTS OF ACCESS, WHICH INCLUDES TWO POINTS OF ACCESS CONNECTING INTO THE WESTERN EDGE OF THE PHASE 1 STREETHAY DEVELOPMENT. AFFECTS FOOTPATH 'FRADLEY AND STREETHAY 1'.

LAND AT STREETHAY, BURTON ROAD, STREETHAY, LICHFIELD FOR MILLER HOMES

RESOLVED:- That this application be approved subject to the conditions outlined in the report of the Head of Economic Growth and Development and the change referred to in the supplementary report to ensure provision of on-site public open space as part of the S106 Agreement

but 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. 35% Affordable Housing;
2. Education Contribution for Primary School Places;
3. Offsite highways improvements scheme
4. Travel Plan Contribution;
5. The formation of a maintenance management company to maintain the Open Space; and
6. On-site Public Open Space.

If the S106 legal agreement is not signed/completed by the 31 March 2021 or the expiration of any further agreed extension of time, then powers 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 Ms Helen Dawkins, Miller Homes (Applicant)).

20/00587/FUH
SINGLE STOREY EXTENSION TO REAR AND ENLARGEMENT OF FIRST FLOOR SECTION
22 GAIAFIELDS ROAD, LICHFIELD, STAFFORDSHIRE, WS13 7LT
FOR MR S ARMSTRONG

RESOLVED:- That this application be approved subject to the conditions outlined in the report of the Head of Economic Growth and Development.

(Prior to consideration of the application, representations were made by Mr Frank Horsfall (Objector) and Councillor Paul Ray (Ward Councillor)).

19/01341/OUT
OUTLINE APPLICATION FOR THE ERECTION OF 3 NO DWELLINGS, INCLUDING DEMOLITION OF OUTBUILDINGS (ACCESS & LAYOUT)
THE MOUNT, PIKE LANE, ARMITAGE, RUGELEY
FOR MR & MRS A & R STANLEY

RESOLVED:- That this application be approved subject to the conditions outlined in the report of the Head of Economic Growth and Development; an additional condition to remove permitted development rights (to read as below), and subject to the owners/applicants first entering into a Unilateral Undertaking under the Town and Country Planning Act (as amended), to secure contributions towards the Cannock Chase Special Area of Conservation; and that,

If the Unilateral Undertaking is not signed/completed by the 1st October 2020 or the expiration of any further agreed extension of time, then powers 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.

Additional condition wording to read:-

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwellings hereby approved shall not be enlarged or extended and neither shall any outbuildings, enclosures or other structures required for a purpose incidental to the enjoyment of the dwelling house be erected within their curtilages without the prior written permission, on application, to the Local Planning Authority.

(Prior to consideration of the application, representations were made by Ms Chloe Arden (Objector) and Ms Debbie Glancy. Architect at Alrewas Architecture Ltd (Applicant's Agent)).

The Meeting closed at 9.47pm

CHAIRMAN