

# PLANNING COMMITTEE

11 FEBRUARY 2019

## PRESENT:

Councillors Marshall (Chairman), Powell (Vice-Chair), Mrs Baker, Bamborough, Cox, Mrs Evans, Matthews, Pritchard, Mrs Stanhope MBE and A Yeates

## 38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs Bacon, Councillor Mrs Barnett, Drinkwater and Strachan.

## 39 DECLARATIONS OF INTEREST

There were no Declarations of Interests.

## 40 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on 14 January 2019 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

## 41 PLANNING APPLICATIONS

Applications for permission for development were considered with the recommendations of the Director of Place and Community and any letters of representation and petitions of observations/representations received since the publication of the agenda in association with Planning Applications 18/01781/FUL and 18/01782/FUL

18/01781/FUL – Demolition of existing bungalow and erection of 1 no. replacement dormer bungalow (Plot 3)  
1 Hood Lane, Armitage  
For PIA Housing Limited

**RESOLVED:** That subject to the owners/applicants first entering into a Unilateral Undertaking for a financial contribution to mitigate the impact on the Cannock Chase Special Area of Conservation, then planning permission be approved subject to conditions contained in the report of the Director of Place and Community and an additional condition to remove permitted development rights to read as follows:

12. Notwithstanding the provisions of Schedule 2, Part 1 Classes A-E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order) no extensions, porches, or outbuildings, shall be constructed without the prior grant of planning permission by the Local Planning Authority.

Reason:

12. To prevent the over-development of the site and safeguard the amenity of existing, neighbouring and/or future occupants of the development hereby approved, in accordance with Core Policy 3 and Policy BE1 of the Local Plan Strategy, the Sustainable Design SPD and the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE APPLICATION REPRESENTATIONS WERE MADE BY MR ROB DUNCAN (ON BEHALF OF THE APPLICANT)).

18/01782/FUL – Erection of 1no detached three bedroom dwellinghouse  
1 Hood Lane, Armitage  
For PIA Housing Limited

**RESOLVED:** That subject to the owners/applicants first entering into a Unilateral Undertaking for a financial contribution to mitigate the impact on the Cannock Chase Special Area of Conservation, then planning permission be approved subject to conditions contained in the report of the Director of Place and Community.

(PRIOR TO CONSIDERATION OF THE APPLICATION REPRESENTATIONS WERE MADE BY MR ROB DUNCAN (ON BEHALF OF THE APPLICANT)).

**42 CONFIRMATION OF TREE PRESERVATION ORDER 423-2018 AT 81 HINTS ROAD, HOPWAS, TAMWORTH, STAFFORDSHIRE. B78 3AB**

**RESOLVED:** That the Planning Committee confirm the Tree Preservation Order without modification.

(PRIOR TO CONSIDERATION OF THE APPLICATION REPRESENTATIONS WERE MADE BY MR WAUGH (OBJECTOR)).

**43 PLANNING APPLICATION LOCAL VALIDATION GUIDANCE UPDATE**

Mr Jon Allinson presented the Planning Application Local Validation Requirements document which had recently been reviewed, as required every two years. This document sets out the requirements for a valid planning application and discussion took place around the contents. Mr Allinson explained that there had been very minor amendments made to the document which were updated telephone numbers, web addresses and policy references. As the changes were minor a full consultation process was not required.

Comments were made by some members about the importance of assessing applications in accordance with local and national policy, including the importance of design considerations. Also, comments were made about the future requirements of certain documents that should be included when this document is to be fully reviewed.

**RESOLVED:** That the Planning Committee approve the revised Local Validation Guidance and approve its adoption for publication on the Council website with immediate effect.

(The Meeting closed at 7.15 pm)

CHAIRMAN