

BRINDLEY HEATH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 21 JULY 2020

Due to the Coronavirus (COVID-19) pandemic and Government Guidelines on public gatherings, the meeting was held virtually on Zoom

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

IN ATTENDANCE: Mrs T. Williams (Clerk)

1. APOLOGIES

Apologies were received and reasons for absence accepted from Councillor Pearson.

Apologies were received from County Councillors B. Jones and P. Hewitt

2. DECLARATION OF INTERESTS

To declare interests for this meeting:

<u>Member</u>	<u>Interest</u>	<u>Type</u>
None		

3. MINUTES OF LAST MEETING

Resolved: The minutes of the Planning Committee meeting held on 28 January 2020 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:

Application Number: CH/19/395

Location: White Gables, Kingsley Wood Road, Rugeley

Development: Retention of swimming pool. Proposed pool enclosure (resubmission of CH/19/241)
Additional information

Observations forwarded to Cannock Chase Council on 3 February 2020:

Thank you for your letter dated 20 January 2020 inviting Brindley Heath Parish Council to comment on this planning application, with additional information supplied by the applicant.

The Parish Council's Planning Committee has no objections to retention of the swimming pool, but raises objections to the proposed pool enclosure for the reasons given below:

Chairman's Initials

10/2019-21

1. *The massing of this development is considerable and out of keeping with the landscape character and scenic beauty of the area.*
2. *The pod enclosure would constitute a large new structure within the protected AONB landscape which is also adjacent to the boundary of a Special Area of Conservation and Site of Special Scientific Interest.*
3. *The site is in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development is by definition harmful to the Green Belt and should only be allowed where very special circumstances have been demonstrated to exist. Very special circumstances can only exist where the harm to the Green Belt and any other harm is clearly outweighed by other considerations.*
4. *The proposed enclosure taken cumulatively with existing extensions to the dwelling would result in disproportionate additions over and above the size of the original dwelling and therefore would constitute inappropriate development within the Green Belt.*
5. *In accordance with paragraph 144 of the NPPF substantial weight should be afforded to the harm to the Green Belt. Furthermore, in the absence of any other consideration put forward by the applicant it is considered that the very special circumstances have not been demonstrated to exist to support approval of the proposal.*
6. *Planning permission should have been obtained prior to construction/installation of the swimming pool. It is disappointing that planning approval is now being sought retrospectively.*
7. *Members of the Parish Council are in full support of the comments made by the Assistant Planning Policy Officer, in his email dated 13 November 2019.*

Furthermore, with reference to the Planning Statement (January 2020), the Planning Committee would like to draw your attention to the following observations/anomalies:

Paragraph 1.19:

1.19 In the case of this application, the main dwelling has a footprint of 272 sqm. The proposed pool enclosure has a footprint of 149 sqm, or 55% of the house's extent - this is an acceptable and 'proportionate'¹ increase in this context of a large house standing some distance from other dwellings, and generally screened from external viewpoints, where the impact of the proposed pool house on the dwelling and locality is moderate. The tree survey indicates the retention of trees within the site, and the retention of any boundary planting will also aid the integration of the proposals into the landscape.

1 As per Para 145 of the NPPF - 'c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'

Observation:

The site originally had a timber-built building – a type of bungalow – which was half the size of the house that was then built to replace it. Brindley Heath Parish Council objected to such a large building but the applicant at the time stated that it had to have a wing for his parents or a separate house. Cannock Chase Council finally approved the building – which was 100% larger than the original dwelling – on the understanding that it would always be one house only and could not be made larger.

However, a few years later the District Council approved an extension for a snooker room. The Parish Council objected to this application as it ran contrary to the planning conditions previously set.

The new proposal for a swimming pool enclosure will increase the development on site by a further 60% approximately, thus making a gross increase of over 200% of the original dwelling.

Paragraph 1.22:

1.22 To conclude, it is acknowledged that the proposed development would represent no meaningful conflict with the development plan policies listed above, or the general environment of Armitage.

Anomaly:

The proposed development is in the parish of Brindley Heath not Armitage.

Paragraph 3.4:

3.4 Whilst the proposal would undoubtedly lead to a consolidation of the built form of development in the locality, the site is close to the settlement with its shops, pubs and business and transport services. It is precisely in such highly accessible and sustainable locations that development is encouraged in national and local planning policies, while advice in the NPPF urges the importance of utilising land efficiently.

Anomaly:

This statement is misleading as there are no shops or pubs close to the development.

Application Number: CH/20/051

Location: Bracken Ridge, Slitting Mill Road, Rugeley

Development: Rear extension to existing garage

Observations forwarded to Cannock Chase Council on 19 February 2020: No objections

Application Number: CH/20/124

Location: 1 Fair oak Cottages, Birches Valley, Rugeley

Development: Two storey side extension

Observations forwarded to Cannock Chase Council on 20 April 2020: No objections

Application Number: CH/19/201

Location: Rugeley B Power Station, Power Station Road, Rugeley

Development: 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)

Observations forwarded to Cannock Chase Council on 8 June 2020:

The Parish Council's Planning Committee supports the proposed development. It welcomes the supporting infrastructure which will bring many community benefits, contributing to a sustainable, self-sufficient place where people will want to live and work, now and in the future.

Chairman's Initials

12/2019-21

5. PLANNING APPLICATIONS FOR CONSIDERATION

There were no planning applications for consideration.

6. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

Application Number: CH/19/395

Location: White Gables, Kingsley Wood Road, Rugeley

Development: Retention of swimming pool. Proposed pool enclosure (resubmission of CH/19/241)
Additional information

It was noted that planning permission had been awarded on 5 February 2020.

Application Number: CH/19/412

Location: Birchwood Manor, Penkridge Bank Road, Rugeley

Development: Replacement front boundary wall, railings and gates

It was noted that planning permission had been awarded on 23 March 2020.

Application Number: CH/20/051

Location: Bracken Ridge, Slitting Mill Road, Slitting Mill, Rugeley

Development: Rear extension to existing garage

It was noted that planning permission had been refused on 21 May 2020.

Application Number: CH/19/426

Location: Land off Brindley Heath Road, Hednesford

Development: one x 2 bedroom bungalow

It was noted that planning permission had been awarded on 14 May 2020.

The Committee expressed the view that the District Council’s decisions (and reasons) on some planning applications can appear inconsistent.

The Committee asked that the Development Control Manager be invited to a future meeting of the Council (when meetings can be held face to face rather than live on Zoom).

7. UPDATES ON OTHER PLANNING MATTERS

There were no updates

8. DATE OF NEXT MEETING

The next meeting will be held on Tuesday 29 September 2020. Venue to be confirmed.

Signed.....

Chairman of the Planning Committee,
Councillor D. Cotton

Date.....

Chairman’s Initials