

# **BRINDLEY HEATH PARISH COUNCIL**

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 14 SEPTEMBER 2021 AT THE CHURCH OF THE HOLY SPIRIT, MOUNT ROAD, RUGELEY**

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

**IN ATTENDANCE:** Mrs T. Williams (Clerk)

### **1. APOLOGIES**

None

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>
No Interests		

### **3. MINUTES OF LAST MEETING**

Resolved: The minutes of the Planning Committee meeting held on 20 July 2021 were approved as a correct record.

### **4. PLANNING OBSERVATIONS MADE BY THE PARISH COUNCIL SINCE THE LAST MEETING**

No planning applications had been considered.

### **5. 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/21/0260 (amended plans)

Location: Aldene, 7 Stafford Brook Road, Rugeley

Development: Change of use of a portion of the garden area to utilise an existing static caravan as a self-contained holiday let. This application is a departure from the location plan

Chairman's Initials .....

6/2021-22

After considering the details of this second consultation the Parish Council wishes to restate its objections with reasons below:

- The Static Caravan is not an existing permanent building to support the consideration of a repurpose.
- The site has already been subject to significant development including a new detached home and conversion of the Smoke House to a holiday let. Reuse of the static caravan as a second holiday home would constitute overdevelopment of the site and have an adverse impact on the character and appearance of the Cannock Chase AONB.
- The holiday let will generate greater use of the access and driveway for vehicular parking which will harm the openness of the Green Belt. The access is also very close to the busy Stafford Brook Road/Penkridge Bank Road junction.
- The development will lead to other changes in connection with holiday accommodation such as outdoor areas, garden furniture, etc. The garden area will thus become far more developed without the need for further planning approval. The site already contains a large area of hard landscaping which has an urbanising effect at this open and prominent site.
- There are no very special circumstances stated in the application to justify the development and outweigh the harm that will result.
- The application does not provide proof that there will be a permanent demand for holiday accommodation on Cannock Chase beyond the period of the pandemic.
- An increasing number of people staying close to the nearby SSSI and associated holiday maker activity will have longer term adverse environmental implications.
- Approving the application will set a dangerous precedent for the future of Cannock Chase AONB.

In addition to these comments, the Parish Council would also like to add the following:

*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. The proposed development by virtue of its siting and design comprises inappropriate development, which would erode the openness of the Green Belt and the landscape qualities of Cannock Chase Area of Outstanding Natural Beauty and is therefore contrary to Policy CP14 of the Local Plan.*

## 6. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

**Application Number:** CH/21/0255

**Location:** Wandon Lodge, Startley Lane, Rugeley

**Development:** Demolition of existing rear extensions and conservatory and erection of 4m single storey kitchen extension

Planning permission awarded on 21 July 2021.

**Application Number:** CH/21/0055

**Location:** Silver Trees Holiday Park, Stafford Brook Road, Rugeley

**Development:** Change of use of two areas within Silver Trees Holiday Park to accommodate static caravans in lieu of touring caravans (retrospective) and an extension to the park limits to accommodate a further 12 static holiday caravans

Chairman's Initials .....

7/2021-22

Planning Permission refused on 18 August 2021.

**7. UPDATES ON OTHER PLANNING MATTERS**

Shooting Butts Road

The Chairman asked members for confirmation that they had seen the enquiry made to the Planning Department about a potential new access point on land off Shooting Butts Road.

Banner Displays on Fencing

The Clerk advised the Committee that no response had been received from the Enforcement Officer at Cannock Chase Council, with answers to the parish council’s questions about the display of banners in the Cannock Chase AONB.

**8. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on Tuesday 30 November 2021.

The meeting will be held at the Church of the Holy Spirit, Mount Road, Rugeley.

Signed.....

Chairman of the Planning Committee,  
Councillor D. Cotton

Date.....