

# **BRINDLEY HEATH PARISH COUNCIL**

## **MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 28 JANUARY 2020 AT THE WHITE HOUSE MARQUIS DRIVE, RUGELEY**

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

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

### **1. APOLOGIES**

Apologies were received and reasons for absence accepted from Councillors: R. Turville and Mrs M.A. Turville.

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>
Councillor A. Pearson	District Council's Planning Control Committee	Personal

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

Resolved: The minutes of the Planning Committee meeting held on 26 November 2019 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/19/201** (amended plans)

Site Address: Rugeley Power Station, Power Station Road, Rugeley

Development: : \*MAJOR APPLICATION\* 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 1.2ha of mixed use (Use Classes A1, A2, A3, A4, A5, C1, C2, C3, D1 & D2) up to 5ha of employment (Use Classes B1a,b,c & 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 & 400 kV) retained (All matters reserved except access) - AMENDED PLANS/DOCUMENTS

**Observations** (submitted to Cannock Chase Council on 12 December 2019):

Chairman's Initials .....

6/2019-20

1. *The Parish Council supports a mixed development comprising employment, housing, leisure, local retail, and education provision.*
2. *A proportion of the development should be allocated to commercial/business/employment use (such as light industry and service industries). Provision should be made for new businesses to be set up and for existing businesses to expand. To this end, it is worth taking into account the strong possibility that JCB will be vacating their current site which is adjacent to the Rugeley Power Station. Dates and timings should be within reach of Cannock Chase Council.*
3. *Although this planning application is being considered in isolation of JCB's future business plans, the importance of achieving a good balance of different land uses locally should be recognised.*

*Concern is expressed about allocating too much land to employment use and that incorporating green open spaces and leisure and recreation facilities/opportunities into the development would be preferable. This should include integrating the canal and creating walkways and cycle routes into the town.*

4. *Development of the surrounding infrastructure should be included within the plans. The surrounding road network, transport, primary healthcare, education (a secondary school) and shopping opportunities would require expansion in Rugeley as the occupants of the new homes will naturally look to their nearest town for these needs to be served. Rugeley is already stretched to the limit.*
5. *It is understood that the site will be split with a higher percentage of industrial uses on the Rugeley/Cannock side and a greater number of new homes constructed on the Lichfield side of the development. Councillors would not wish to see a division between property types whereby larger aspirational housing is located only on the Lichfield side and affordable housing and block type/high density accommodation on the Rugeley/Cannock side.*

**Application Number: CH/19/412**

Location: Birchwood Manor, Penkridge Bank Road, Rugeley

Development: Replacement front boundary walls, railings and gates

**Observations** (submitted to Cannock Chase Council on 17 December 2019):

*No objections*

**Application Number: CH/19/426**

Location: Land off Brindley Heath Road, Hednesford

Development: 1 No. 2 x bedroom bungalow (resubmission of CH/18/373)

**Observations** (submitted to Cannock Chase Council on 3 January 2020):

*The Planning Committee raises objections as the development is considered inappropriate in the Green Belt and harmful to the Cannock Chase AONB.*

It was noted that the case will be considered by Planning Control Committee on 5 February 2020.

**5. PLANNING APPLICATIONS FOR CONSIDERATION**

The Planning Committee considered the following new planning applications:

**Application Number: CH/19/395** (amended plans)

Chairman's Initials .....

7/2019-20

Location: White Gables, Kingsley Wood Road, Rugeley  
Development: Retention of swimming pool. Proposed pool enclosure (resubmission of CH/19/241)  
Additional information

The Planning Committee considered the details of the development proposal and made the following observations:

- No objections were raised to retention of the swimming pool.
- Objections were raised to installation of a pool enclosure based on the Parish Council's observations submitted in response to the original plans.
- Additional observations should be added to reference anomalies contained in the Planning Statement. The document contains references which do not relate to the site or the details of the development.

Resolved: That the Chairman is authorised to forward a summary of observations to the Clerk prior to circulation to Members of the Planning Committee and submission to Cannock Chase Council.

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

Application Number: CH/19/201 (amended plans)

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It was noted that outline planning permission had been awarded for this development.

Councillor Sutherland reported on a community meeting he had attended (on 27 January) at Mansefield House. It was apparent that people want the development to be connected to Rugeley and not isolated. He had originally been concerned about the housing being concentrated on the Lichfield side of the site and an industrial catch all mix on the Rugeley side. The details of the proposal are awaited.

Councillor Pearson gave details of the points raised at the District Council's Planning Control Committee. He clarified the siting of flats which are high and have been positioned near to a generating building which is taller still. He suggested more trees are planted to provide better screening, that the cycle tracks be incorporated and pools x 2 retained for community use. He also stated that site should be balanced – not all the more expensive properties being built on the Lichfield side.

The Chairman confirmed that consultations in relation to this development will be ongoing.

**7. UPDATES ON OTHER PLANNING MATTERS**

**Stafford Brook Road**

The Chairman confirmed that the unsightly storage of objects/debris on the land off Stafford Brook Road is still current and local people are concerned that it has become an eyesore. The owner has given a reason he has been unable to remove it, but speedy action is desired.

Councillor Pearson will make enquiries with the District Council on the matter.

**Shooting Butts Road**

The Chairman advised that neighbouring residents are pursuing their concerns about changes of use directly with the District Council.

**Tackeroo Campsite**

Concern was expressed that the campsite is being used as a venue for events when the planning permission awarded relates only to visiting caravans.

It was confirmed that no reply had been received from Cannock Chase Council in response to enquiries made about how the site can legitimately be used and what the planning permission relates to. The view was expressed that the district council be asked to cease all events that don't relate to touring caravans.

**Commonwealth Games**

It was reported that Cannock Chase Council do not have any information on this event.

Councillor Pearson said that he would make enquiries on this point.

**8. DATE OF NEXT MEETING**

The next meeting will be held on Tuesday 24 March 2020. Venue to be confirmed.

Signed.....

Chairman of the Planning Committee,  
Councillor D. Cotton

Date.....