

BRERETON AND RAVENHILL PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at the Parish Hall, Ravenhill Park, Brereton, on Tuesday, 10th May 2016.

Present

Councillors TA Jones (Chairman), Mrs P Ansell, PA Fisher, GN Molineux and N Parton.

An apology for absence was received from Councillor Mrs HJ Southwell.

Mr PG Davies, the Parish Clerk, was also in attendance.

1. APPOINTMENT OF CHAIRMAN

RESOLVED

That Councillor TA Jones be appointed Chairman for the ensuing year.

2. DECLARATIONS OF INTEREST

No declarations of interest were given at the commencement of the meeting.

3. APPOINTMENT OF VICE-CHAIRMAN

RESOLVED

That Councillor GN Molineux be appointed Vice-Chairman for the ensuing year.

4. MINUTES

RESOLVED

That the minutes of the informal meeting held on 5th April 2016, be approved and signed as a correct record.

5. PLANNING DECISIONS

The Committee noted details of the following planning decisions:-

Approval

CH/16/069

Demolition of carport and the erection of a single storey side extension
26 Lodge Road.

6. PLANNING APPLICATIONS

The Committee noted that since the last meeting, the Chairman had taken the following action in respect of the planning applications listed below:-

CH/16/138

Rear single and two-storey extension
127 Main Road.

"The development appears to represent a two-storey building which is clearly visible to people in the Conservation Area. The Parish Council would express concern that the plans are inadequate to enable it to form any reasonable comment on this important development in the Conservation Area."

CH/15/0305/A

Discharge of Conditions 2, 3, 8, 12 and 13, part discharge of Conditions 6, 7 and 10 for planning permission CH/15/0305

Land adjacent to Power Station Road.

"Brereton and Ravenhill Parish Council have no objection, in principle, but are concerned that noise would impact on nearby residents, particularly Lockside View and we would request a condition preventing use and deliveries between 8.30 pm and 7.30 am with an additional restriction of no deliveries or use before 10.30 am on Sundays, Bank Holidays and Public Holidays."

The Committee considered two further planning applications and it was:-

RESOLVED

1. That the action taken in respect of CH/16/138 and CH/15/0305/A be approved and confirmed.
2. That the District Council be informed of the Parish Council's comments in respect of the following two planning applications:-

CH/16/146

Proposed second floor extension to rear
10 Larch Road.

No objection, subject to the District Council being satisfied the development will have no adverse effect on the immediate neighbours.

CH/16/159

Proposed first floor extension to side over existing garage
135 Armitage Road.

No objection, subject to the District Council being satisfied the development will have no adverse effect on the immediate neighbouring properties.

7. WASTE AT OAK TREE FARM

The County Council had advised that they had been aware of this unauthorised waste site since November 2015 but, due to failure in ongoing discussions to resolve the situation, the Authority had no alternative but to serve a Temporary Stop Notice on 1st April 2016. The notice required that they stop importing waste, depositing waste, storing waste, burning waste and exporting waste – the notice expired on 29th April 2016. Further enforcement action was now being considered.

8. CALL FOR SITES

The Committee noted that as part of this initiative, Rugeley Power Station had informed the District Council that they wished to pursue a redevelopment of the site as a residential-led mixed use proposal. No further details had been provided regarding specific proposals/timescales, etc. and there were no firm plans at this stage.

9. ADOPTION OF COUNTY COUNCIL DESIGN SPD 2016

The Clerk reported that this document had been formally adopted by the District Council on 6th April 2016.

10. GREEN BELT REVIEW

The Committee noted that the Green Belt Review had been completed. It would be used by

the District Council to help inform work on the Local Plan, Part 2.

The Clerk undertook to circulate details of the Review.

11. THE TALBOT – POTENTIAL DEMOLITION

The Chairman reported that it was possible that a planning application might be submitted for the demolition of The Talbot, which was situated in a Conservation Area.

The Committee would continue to monitor the situation as it would wish to register its strong objection to the proposal and encourage others to do the same.

12. CH/15/0186 – CHANGE OF USE FROM B1 TO B2 HELPS, UNIT 2, NATHAN COURT, REDBROOK LANE INDUSTRIAL ESTATE – CERTIFICATE OF LAWFUL USE

RESOLVED

That the District Council be informed of this Committee's concern, that in approving this and similar planning applications, the District Council should not assume existing occupiers will remain in situ as, in this case, part of the premises have been disposed of for a quite separate use.

[Chairman]

