

BRERETON AND RAVENHILL PARISH COUNCIL

Minutes of a meeting of the Planning Committee held at the Parish Hall, Ravenhill Park, Brereton, on Tuesday, 6th February 2018.

Present

Councillors TA Jones [Chairman], Mrs P Ansell, PA Fisher and GN Molineux.

Councillor K Ansell was also in attendance.

Apologies for absence were received from Councillors N Parton and Mrs HJ Southwell.

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

1. DECLARATIONS OF INTEREST

There were no declarations given at the commencement of the meeting.

2. MINUTES

RESOLVED

That the minutes of the meeting held on 9th January 2018, be approved and signed as a correct record.

3. PLANNING DECISIONS

The Committee noted details of the following planning decision:-

Approvals

CH/17/302

Subdivision of dwelling house to form 2 No. dwellings
155 – 157 Armitage Road.

CH/17/449

Installation of step lift and associated works
36 Priory Road.

CH/17/411

Variation of conditions 4 and 5 of planning permission CH/06/0256 to allow the siting of 16 No. containers [measuring 6.06 metres by 2.44 metres by 2.9 metres]
Rugeley Self-Storage, Towers Business Park, Wheelhouse Road.

4. PLANNING APPLICATIONS

The Committee noted that the following planning applications would be considered by the Planning Control Committee of the District Council on 14th February 2018, at 3.00 pm:-

CH/17/237 - Former Talbot Public House, Main Road.

CH/17/429 - Land to the rear of the Hope and Anchor Public House, 27 Redbrook Lane.

The Committee considered the following planning applications:-

CH/18/017 and CH/18/016

Listed building consent for change of use of the Grade II listed Cedar Tree Hotel to provide 9 No. residential apartments, change of use of the annex to create 2 No. dwellings and

development of the hotel car parks to create 16 No. new dwellings. The development to include demolition of an existing squash court [separate application CH/18/011] and demolition of a function room attached to the listed building.
Cedar Tree Hotel, 118 Main Road.

[At this juncture the Chairman adjourned the meeting to allow the members of the public to address the Committee.]

After reconvening the meeting, it was

RESOLVED

“That the Parish Council object to these planning applications due to their impact on Church View and land to the north on the following grounds:-

- ✚ the development is in too close proximity to Church View, with rear windows of properties overlooking properties in Church View;
- ✚ there are insufficient parking spaces for residents of Church View – just four spaces for eight dwellings – patently inadequate. The District Council’s minimum parking space limit per house should be applied;
- ✚ the Parish Council is concerned about the implications of the fencing which, it would appear, will prevent emergency vehicles, particularly fire engines, being able to gain access to all properties in Church View – this would have safety implications for the local residents;
- ✚ the Parish Council consider two and a half storey dwellings are not appropriate in a Conservation Area and are out of keeping with Brereton Village;
- ✚ Members also have concern about yet another access onto a busy Main Road where the speed limit is 40 mph – but they accept that the views of the County Council will prevail in this regard;
- ✚ if dwelling 3 was removed, it would provide more space to facilitate entry to the access road.

Without prejudice to the foregoing, if the District Council are minded to give approval, the Parish Council would like to see the following conditions imposed:-

- ✚ no construction work, deliveries or removal of materials during nights, Bank and Public Holidays, Saturday afternoons and Sundays;
- ✚ details of materials to be submitted in advance for the prior approval of the District Council;
- ✚ a strong condition to protect the Cedar of Lebanon Tree which is subject to a Tree Preservation Order;
- ✚ there must be a Construction Management Plan to ensure minimum impact on residents of Church View.”

5. LONGDON NEIGHBOURHOOD PLAN

This Neighbourhood Plan was available for the public to comment between the following dates:-

26th January to 9th March 2018

6. NORTON CANES NEIGHBOURHOOD AREA DESIGNATION

The Committee noted that on 10th January 2018, Cannock Chase District Council designated the Norton Canes Parish as the Norton Canes Neighbourhood Area.

[Chairman]