

BRERETON AND RAVENHILL PARISH COUNCIL

**DISTRICT OF CANNOCK CHASE
COUNTY OF STAFFORDSHIRE**

Chairman: Councillor Mrs G Harvey
37 Birch Lane
Brereton
Rugeley
WS15 1EJ

Mr. PG Davies, ACIS, DMA [Parish Clerk]
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Kings Bromley
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[Please reply to the Clerk]

Date: 3rd May 2016

Dear Councillor

Planning Committee

You are requested to attend a meeting of the Planning Committee to be held at the Parish Hall, Ravenhill Park, Brereton, on **Tuesday, 10th May 2016**, immediately following the Annual Parish meeting.

Yours faithfully

PG Davies
Parish Clerk

To: Councillors: TA Jones [Chairman]
Mrs P Ansell
PA Fisher
GN Molineux
N Parton
Mrs HJ Southwell

AGENDA

1. Appointment of Chairman
2. Declarations of Interest
3. Appointment of Vice-Chairman
4. Apologies
5. Minutes

To approve, as a correct record, the Minutes of the informal meeting held on 5th April 2016 [copy attached to the Agenda for the Parish Council meeting].

6. Planning Decision(s)
7. Planning Application(s)

BRERETON AND RAVENHILL PARISH COUNCIL

Minutes of an informal meeting of the Planning Committee held at the Parish Hall, Ravenhill Park, Brereton, on Tuesday, 5th April 2016.

Present

Councillors TA Jones [Chairman] and PA Fisher.

Also Present

Councillors Miss C Harvey and Mrs G Harvey.

Apologies for absence were received from Councillors Mrs P Ansell and GN Molineux.

The Parish Clerk was also present.

1. DECLARATIONS OF INTEREST

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

2. MINUTES

RESOLVED

That the minutes of the meeting held on 1st March 2016, be approved and signed as a correct record.

3. PLANNING DECISIONS

The Committee noted details of the following planning decisions:-

Approvals

CH/15/0486

Proposed change of use from B8 food storage and distribution to mixed use B2 meat preparation and B8 food storage and distribution
Unit 122 Anglesey Court, Wheelhouse Road.

CH/16/007

Demolition of existing storage sheds and construction of workshop extension to side of existing building
Just Affords, Unit 1-2 Redbrook Lane Industrial Estate.

CH/16/001

Non-material amendment to approved application CH/14/0293 for the re-location of site access
Land adjacent to Armitage Road.

4. PLANNING APPLICATIONS

The Clerk reported that the planning application in respect of 2 Hobs View had been withdrawn.

The Committee noted that since the last meeting, the Chairman had agreed that no objection be made in respect of the following planning application:-

CH/16/069 - Demolition of carport and the erection of a single storey side extension,
26 Lodge Road.

The Committee considered two other planning applications and it was

RESOLVED

- [1] That the action taken in respect of CH/16/069 be approved and confirmed.
- [2] That the District Council be informed of the Parish Council's comments in respect of the following planning applications:-

CH/16/111

Erection of new storage building [resubmission of CH/15/0228]
Todd Engineering Limited, Gregory Works, Armitage Road.

No objection, subject to the District Council being satisfied the development would have no adverse effect on neighbouring properties in Thompson Road and Ashtree Bank.

CH/16/094

Proposed demolition of public house and erection of five new dwellings
Hope and Anchor, 27 Redbrook Lane.

- ✚ The Parish Council strongly object to this development on the following grounds:-*
- ✚ The demolition would result in the loss of a prominent historic building of merit [mid 19th century or earlier] that is locally listed in both the Parish Plan and the emerging Neighbourhood Development Plan.*
- ✚ The proposed backland new housing would have a harmful impact on the privacy of existing neighbours.*
- ✚ The design of the proposed new housing is poor. Paragraph 56 of the National Planning Policy Framework explains that good design is a key aspect of sustainable development. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The appeal proposal is a perfect example of poor design that justifies refusal.*
- ✚ The Parish Council also has highway concerns as the frontage to this site is onto a busy road both for vehicular traffic and pedestrians.*

Also, it would appear that neighbours in the vicinity of the site have not been informed of the planning application.

5. WASTE AT OAK TREE FARM

The Committee noted the circumstances involving the storage of unlawful waste at Oak Tree Farm and the consequential environmental impact on the Cannock Chase Area of Outstanding Natural Beauty and the Green Belt.

RESOLVED

That the Clerk send a letter to the County Council in support of the representations made by Brindley Heath Parish Council to secure an urgent cessation of the unauthorised use at Oak Tree Farm.

[Chairman]