

BRINDLEY HEATH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 8 DECEMBER 2020

Due to the Coronavirus (COVID-19) pandemic and Government Guidelines on public gatherings, the meeting was held virtually on Zoom

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

IN ATTENDANCE: Mrs S. Pearson
Councillor T. Jones
Mrs T. Williams (Clerk)

1. APOLOGIES

Resolved: That apologies are received and reasons for absence accepted under S.85(1) of the Local Government Act 1972, from Councillors: R. Turville, Mrs M. A. Turville and M. Sutherland.

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	Member of Cannock Chase Council's Planning Control Committee	Personal

Councillor Pearson advised the Planning Committee that he would not be commenting on the planning applications under consideration.

3. MINUTES OF LAST MEETING

Resolved: The minutes of the Planning Committee meeting held on 29 September 2020 were approved as a correct record.

The Committee suggested that the advice of a planning expert would be helpful in clarifying which area of planning law provides consent for festival type activities at the Tackeroo Campsite.

Councillor Pearson has informed officers at the District Council that a commercial venue appears to have been set up with what appears to be greenhouses on the Rugeley Road near the pools.

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

Resolved: To confirm the following observations submitted to Cannock Chase Council on 25 October 2020:

Chairman's Initials

17/2019-21

Application Number: CH/20/358

Location: Birchwood Manor, Penkridge Bank Road, Rugeley

Development: Replacement of front boundary walls, railings and gate

Observations: *No Objections*

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/20/392

Location: Winward, Slitting Mill Road, Rugeley

Development: Demolition of existing stable blocks and erection of detached garage

Observations: *I can confirm that the Parish Council's Planning Committee has no objections to the development proposal.*

Members would like assurances that the garage will not be converted into habitable accommodation without the need for further planning approval, if possible.

Application Number: CH/20/407

Location: 92 Brindley Heath Road, Hednesford

Development: Single storey rear extension

Observations: *No objections*

6. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

Application Number: CH/20/124

Location: 1 Fair oak Cottages, Birches Valley, Rugeley

Development: Two storey side extension

The Council noted that planning permission had been awarded on 28 September 2020.

Application Number: CH/20/268

Location: 23 Kingsley Wood Road, Rugeley

Development: Front and rear extension

The Council noted that planning permission had been awarded on 19 October 2020.

Application Number: CH/20/294

Location: 90 Brindley Heath Road, Rugeley

Development: First floor side extension above existing garage and kitchen/utility room

The Council noted that planning permission had been awarded on 21 October 2020.

Application Number: CH/20/358

Location: Birchwood Manor, Penkridge Bank Road, Rugeley

Development: Replacement of front boundary walls, railings and gate

Chairman's Initials

The Council noted that planning permission had been awarded on 25 November 2020.

7. UPDATES ON OTHER PLANNING MATTERS

Meeting with the Development Control Manager

The Committee agreed that the District Council's Development Control Manager would be invited to attend a meeting with the Parish Council, but not until it was possible to hold the meeting face to face. The Chairman proposed preparing and sending the Committee's questions and case examples in advance of the day in order to maximise the opportunity for a productive meeting.

Councillor Pearson advised the Committee that, although there are no site visits currently taking place by the District Council's Planning Control Committee (due to the pandemic), if a site visit would otherwise have been requested by Members, planning officers will endeavour to provide additional information. This would involve officers undertaking a site visit, taking photographs and disseminating these and any other relevant information to them.

It was suggested that further information be obtained about the County Council's car parking proposals and status of the review.

Use of Protected Land

The Chairman invited Councillor Jones to address the Council.

Councillor Jones informed the Committee that he was concerned about the way in which an area of land off Stafford Brook Road/Kingsley Wood Road, Rugeley, was being used.

The protected land in question, which is in Green Belt, AONB and Special Area of Conservation boundaries, used to be a pristine woodland but is now a storage use for various materials and equipment.

Councillor Jones had observed that the land had become an open-air storage area which comes within the definition of Use Class B8 – Storage or distribution – under the Town and Country Planning (Use Classes) Order 1987 (as amended). He advised that this change of use (without planning permission) was not permitted under planning law and is contrary to Area of Outstanding Natural Beauty and Green Belt policy.

The use is also harmful to the sensitive environment and if unchecked will lead to long term seepage from rusting items into Stafford Brook. Natural England should be informed swiftly in the interests of protecting native fauna and flora.

Councillor Jones expressed concern that the local planning authority may accept a landowner's claim that a use is temporary, but then fail to return to check how the land is being used in the future. If things are forgotten about, after a period of ten years, there is deemed to be lawful use of the land. Once the land is classed as previously developed, it would be much easier to obtain planning permission for housing.

The Committee agreed that Cannock Chase Council should be pressed to investigate and take enforcement action. These things need to be got underway now, given that it is normal practice for the district council to give the landowner time to sort things out. The storage use has currently been ongoing for one year. The site is accessible for the Enforcement Officer to view.

Councillor Pearson said that he would speak to the Enforcement officer. It was also agreed that a letter/email would be sent to Cannock Chase Council by the Parish Council.

Advertisement Banners

The Committee noted (from the Clerk's Report) the response received from the District Council's Enforcement Officer to the Parish Council's enquiry about a display banner advertisement. The officer advised that advertisement consent was not required for the display of a banner in Stafford Brook Road as consent is deemed by virtue of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Class 8.

The Committee also noted the content of an email to the Enforcement Officer requesting clarification on the point of law as the AONB land designation provides for a limitation or exclusion to the deemed consent.

8. DATE OF NEXT MEETING

The next meeting will be held on Tuesday 9 February 2021.

The meeting will be held virtually via Zoom if it is not possible to hold the meeting physically.

Signed.....

Chairman of the Planning Committee,
Councillor D. Cotton

Date.....