

BRINDLEY HEATH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 29 MARCH 2022 AT THE CHURCH OF THE HOLY SPIRIT, MOUNT ROAD, RUGELEY

PRESENT: Parish Councillors: D. Cotton (Chairman)
M. Sutherland
R. Turville
Mrs M. A. Turville
A. Pearson
Mrs S. Pearson

IN ATTENDANCE: Mrs T. Williams (Clerk)

1. APOLOGIES

Apologies were received from Councillor P. Adams

Apologies were received from County Councillors: P. Hewitt & Dr J. McMahon.

2. DECLARATION OF INTERESTS

To declare interests for this meeting:

<u>Member</u>	<u>Interest</u>	<u>Type</u>
Cllr M. Sutherland	Portfolio Leader for Economic Development at Staffordshire County Council	Personal

3. MINUTES OF LAST MEETING

Resolved: The minutes of the Planning Committee meeting held on 8 February 2022 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 on 6 March 2022:

Application Number: CH/22/0052

Address: Silver Trees Caravan and Chalet Park, Stafford Brook Road, Rugeley

Development: The re-layout of Silver Trees Holiday Park to accommodate 103 static caravans instead of 100 static caravans and 40 touring caravans (retrospective) and an extension to the park to accommodate a further 12 static holiday caravans - THIS APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN

Observations: Silver Trees is a long established and well-run caravan and chalet park. They have an awareness regarding the protection of wildlife and the surrounding landscape. The relationship between

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the site and residents has always been excellent. We feel the proposed siting of a further twelve static caravan plots in this well screened area of the park would have a minimal visual impact. No new access is required as the existing access to the site would be used.

The Parish Council has no objections to the plans and supports the development proposal.

The Chairman advised the Committee that the case would be considered by the District Council's Planning Control Committee on 6 April 2022.

The Committee considered whether it should support the application by nominating a representative to speak as the District Council had put forward a recommendation for refusal.

The Committee expressed its support for the applicant and concluded that the development would be beneficial to the parish as the site was very well looked after, eco-friendly, wildlife aware and tightly controlled. The layout which utilises an extra area of land, was also very well screened.

Resolved: To confirm the following observations submitted to Cannock Chase Council on 15 March 2022:

Application Number: CH/22/0002 (amended plans)
Location: Field opposite Stafford Brook Road, Rugeley
Development: Stables

Observations: The additional information has been considered by the Parish Council's Planning Committee, but objections continue to be raised for the following reasons:

1. An additional stable block next to the existing structure will further exacerbate the negative impact on the landscape character of the AONB and openness of the Green Belt.
2. Two sizeable stable blocks, both in close proximity to the road, will be unacceptable in combined mass and scale, creating the appearance of a large industrial operation in the AONB.
3. There are already some six stables along Stafford Brook Road with a very large establishment across the road.
4. The increased use of the site entrance which is located on an extremely dangerous bend is concerning. Access from the west is hazardous as the driveway from this direction turns back on itself requiring an approximate 45° approach. To add to the risk, there is a stable complex located almost opposite the entrance and Stafford Brook Road is a busy lorry route used by very large HGV's travelling to and from the nearby Rugeley Quarry.

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/21/0402 (additional information)
Location: Cannock Chase Forest Centre, Birches Valley, Rugeley
Development: Proposed Development: Temporary use of an area of Cannock Chase Forest Centre for the purpose of hosting the Mountain Biking event for the Birmingham 2022 Commonwealth Games; erection of temporary structures including a spectator areas including temporary stand; vehicle and pedestrian access
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areas; broadcast/operation compounds; athletes preparation area; all with associated fencing – THIS APPLICATION IS A DEPARTURE FROM THE GREEN BELT

Observations: The Parish Council has raised the following road safety concerns in respect of the newly created access point from the temporary car park at Four Oaks Farm to the Commonwealth Games event area (via Shooting Butts Road):

- The access is on to a fast national speed limit road (Shooting Butts Road).
- The access is very close – approximately three metres – from the junction with Penkrige Bank Road.
- Blind turning for vehicles into Shooting Butts Road from Penkrige Bank Road, to the new entrance.
- There are no pedestrian walkways or pathways on Penkrige Bank Road or Shooting Butts Road, providing safe passage to the Birches Valley event site.

The Parish Council would like to ask the following questions:

- Has the County Highways Department conducted a risk assessment on pedestrian safety?
- Has the County Highways Department conducted a live experience (feet on the ground) assessment of the access (to and from the new entrance) or has a theoretical assessment been done?
- What are the physical marshalling plans in place for both pedestrians and vehicles on all days that the parking facility is being used?
- How many days will the new entrance be used and what are the start and finish dates?

Note:

The Chairman advised the Committee that the Council may have the opportunity to access expert advice on planning law should this prove necessary in the future. The Council welcomed this possibility and provided a mandate for use of the resource, following consultation.

Notice of Planning Appeal

Application Number: CH/2/0260

Location: Aldene, 7 Stafford Brook Road, Rugeley

Development: Change of use of a proportion of the garden area to utilise an existing static caravan as a self-contained holiday let

Observations: That a copy of the Parish Council’s previous planning representations are forwarded to the Planning Inspectorate in consideration of the appeal application.

6. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL

No planning decisions had been received.

7. UPDATES ON OTHER PLANNING MATTERS

Permitted Development

Advertisement Banners in the Green Belt

The Committee noted an email sent to the Development Control Manager at Cannock Chase Council (dated 22 March 2022) drawing attention to a longstanding enquiry and many requests for clarification on advice previously given on the display of advertisement banners in the Cannock Chase AONB.

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A list of dates of the enquiries made to the Planning Department between August 2020 and November 2021 were detailed in full.

New Vehicular Access

The Committee noted an email from the Development Control Manager at Cannock Chase Council (dated 7 March 2022) clarifying the position on permitted development for the creation of an access onto a non-trunk/unclassified road, and for the temporary change of use of land for up to 28 days.

8. DATE OF NEXT MEETING

The next Planning Committee meeting will be held on Tuesday 31 May 2022.

The meeting will be held at the Church of the Holy Spirit, Mount Road, Rugeley.

Signed.....

Chairman of the Planning Committee,
Councillor D. Cotton

Date.....