

# **BRINDLEY HEATH PARISH COUNCIL**

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 25 JULY 2023 AT THE WHITE HOUSE, MARQUIS DRIVE, RUGELEY**

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

**IN ATTENDANCE:** Mrs T. Williams (Parish Clerk)

### **1. APOLOGIES**

Apologies were received from Councillor Mrs S. Pearson.

Apologies were also received from County Councillor P. Hewitt.

### **2. DECLARATION OF INTERESTS**

To declare interests for this meeting:

<u>Member</u>	<u>Interest</u>	<u>Type</u>
Cllr A. Pearson	Member of District Council's Planning Control Committee	Personal
Cllr M. Sutherland	Member of District Council's Planning Control Committee	Personal
Cllr R. Turville	Member of Hednesford Town Council's Planning Committee	Personal
Cllr R. Turville	Member of Hednesford Town Council's Planning Committee	Personal

### **3. PUBLIC PARTICIPATION**

No members of the public were present.

### **4. MINUTES OF LAST MEETING**

**Resolved:** The minutes of the Planning Committee meeting held on 22 May 2023 were approved as a correct record.

### **5. PLANNING OBSERVATIONS MADE BY THE PARISH COUNCIL SINCE THE LAST MEETING**

**Resolved:** To confirm the following planning observations submitted to Cannock Chase Council:

Chairman's Initials .....

4/2023-24

**Application Number:** CH/23/0207  
**Address:** Woodstock, Cotswold Road, Hednesford  
**Development:** Change of use from farm office to holiday let (dwelling house)

**Observations:** No objections (forwarded to Cannock Chase Council on 28 June 2023)

**Application Number:** CH/23/0239  
**Address:** 3 Sheepwash row, Slitting Mill Road, Rugeley  
**Development:** Timber framed lean to canopy to form boot room area

**Observations:** No Objections (forwarded to Cannock Chase Council on 28 June 2023)

**6. PLANNING APPLICATIONS FOR CONSIDERATION**

Resolved: That the following observations are submitted to the District Council in respect of planning applications in the parish:

Planning consultation received from Cannock Chase Council on 24 July 2023:

**Application Number:** CH/23/0111  
**Address:** The Holding, Rugeley Road, Hednesford  
**Development:** Demolition of equestrian building and erection of 3 bed dwelling house (resubmission of CH/22/0321) – Departure from Development Plan – Amended and Additional information received

**Observations:** The Parish Council wishes to restate the observations made in previous representations (letters dated 30 March 2023 and 15 September 2022, in respect of planning application CH/22/0321):

*The Parish Council does not support inappropriate development in the Green Belt and objects to this proposal on the grounds that the erection of a three-bedroom house in place of an equestrian building would be harmful to the openness of the Green Belt.*

The Parish Council has noted the amendments and additional information provided by the applicant addressing concerns raised in relation to the original plans. The Council is not satisfied that harm to the openness of the Green Belt will be mitigated but the value of this consideration must be determined by Cannock Chase Council.

**7. PLANNING DECISIONS MADE BY THE COUNTY AND DISTRICT COUNCIL**

**Application Number:** CH/23/0187  
**Address:** Stile Cop Road, Slitting Mill, Cannock Chase  
**Development:** Prior Notification for Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole 3No equipment and associated works

The Planning Committee noted that this planning application was refused by Cannock Chase Council on 12 June 2023.

**8. UPDATES ON OTHER PLANNING MATTERS**

Updates on planning applications

The Committee queried some planning applications that had been in the planning system for some time and questioned whether they remained live or whether decisions had been taken.

The Clerk advised the Committee that she would check the status of the planning applications on the District Council’s Planning Portal and report back on her findings.

Chairman’s Initials .....

Changes of use

The Committee had previously noted that exceeding the 28-day rule for the temporary use of land for any purpose would require planning permission and that the 56-day extension (introduced during the Covid-19) pandemic had ended.

The Committee acknowledged that planning permission was required for development which included material changes of use but not every change of use required planning permission. Planning legislation provides direction on what constitutes a material change of use which is linked to the significance of the change and the resulting impact on the use of land and buildings. Whether a change of use is material depends on fact and degree in each case in question.

A link to information on the Government website (Gov.uk) detailing when planning permission was required and different types of planning permission that may be granted (including the definition of development and an explanation of permitted development rights) had been included with the agenda for the meeting.

**9. DATE OF NEXT MEETING**

The next Planning Committee meeting will be held on Tuesday 26 September 2023.

The venue for the meeting will be the White House, Marquis Drive, Brindley Heath.

Signed.....  
Chairman, Councillor D. Cotton

Date.....