

## COLWICH PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 17<sup>TH</sup> JULY 2017 AT THE PARISH CENTRE, ST. MARY'S ROAD, LITTLE HAYWOOD, COMMENCING AT 7.30 PM.

**PRESENT:** Cllr Doehren (Chair); Cllr Billingsley; Cllr Birt; Cllr Cooper; Cllr Featonby and Cllr Wells.

**IN ATTENDANCE:** Michael Lennon (Parish Clerk)

**PUBLIC PRESENT:** K&S Lehman; P Baines; S&M McDermott; D O'Donnell; S&A Hildreth; J&M Cooper; J O'Brien; N Grant; L Armstrong; H Holmes; J Gant; K&K Souster; R&M Goodall; J Fry; D&K Harrison; C&C Lees; R&H Wood; D Griffiths; G&R Mckenzie; P Payne; W Watson and S Martin

**PUBLIC PARTICIPATION:** The Chairman welcomed residents and explained that the usual 10 minutes public participation time would be extended to allow everyone an opportunity to speak. In discussion members of the public raised the following points:

Concerns over the location of the new entrance on Hawkesmore Drive not least the visibility splay and the width of the entrance on an s-bend with cars parking either side of the road already;  
 There have been a number of near misses and it is difficult to exit driveways  
 Building will be overlooking bedrooms;  
 Insufficient parking for residents and visitors;  
 Number of wheelie bins could stretch over 9 metres along the footpath;  
 Design not in keeping with the area which is predominantly dormer bungalows;  
 Drains and sewers cannot cope with additional run-off and sewerage;  
 Impact on the conservation area  
 Trees have already been removed  
 Trubshaw House and its garden marks the beginning of the historic centre of Little Haywood – this setting will be lost;  
 Concerns for emergency vehicle access as well as delivery vehicles including removal wagons  
 Current parking requirements being overlooked – 4 flats x2; Jasmine Cottage x2 and Hairdressers x3; will additional vehicles block Main Road and Hawkesmore drive;  
 Will this development predestine the demolition of Trubshaw House with a modern block built in its place;  
 Residents met the developer to express their concerns – as yet they have had no reply;  
 Development is contrary to NPPF, Plan for Stafford and the Neighbourhood Plan;  
 Previous extensions in Hawkesmore drive have had to include soakaways as the sewers couldn't cope;  
 View to and from the Chase will be compromised;  
 Lots of schoolchildren walk along these pavements which are difficult to navigate with the current parking – this will get worse with the lack of off-street parking in the site; Pavements will be inaccessible to wheelchair users and those pushing prams;  
 Aimed at older people (doesn't want to pay a s.106 leisure contribution) yet there is no lift;  
 Only 90cms lower than Trubshaw House;  
 Developments along Meadow Lane (notably Holly Ridge) were only permitted for single storey due to impact on the Chase;  
 Need double yellow lines to prevent on-street parking.

The Chairman thanked residents for their attendance the majority of whom then left the meeting.

**SIGNED AS A TRUE AND ACCURATE RECORD.....**

**DATE.....**

**MINUTES**

Formal meeting began at 8:03pm.

**21/17P** There were no **APOLOGIES**.

**22/17P** There were no **DECLARATIONS OF INTEREST**.

**23/17P** There were no **WRITTEN REQUESTS FOR DISPENSATIONS UNDER THE LOCALISM ACT 2011**.

**24/17P** **THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19<sup>TH</sup> JUNE 2017.**

**RESOLVED** to agree and sign the minutes as a true and accurate record.

**PROPOSED** Cllr Birt

**SECONDED** Cllr Billingsley.

**25/17P** **THE COUNCIL POSITION ON THE FOLLOWING PLANNING APPLICATIONS:**

17/26179/FUL Land rear of Trubshaw House, Main Road, Little Haywood

**RESOLVED** that the Council, whilst accepting that the proposal is within the settlement boundary for Little Haywood, objects to the planning application for the following reasons (as well as those raised by residents above):

Contravenes the Neighbourhood Plan Policy CE1 by proposing a three-storey building which will dominate in mass and height other properties in the area and will block the important views onto the Chase (key Issue 6.5 and Objective 7.2.1q)

Site is within 150m of the AONB (canal and Meadow Lane);

Objective 7.2.1.v & policy CTR3 taking pressure off Cannock Chase by enhancing facilities in the village – proposal specifically excludes s106 contribution towards village facilities;

KSV numbers already exceeded – no demonstrable need for these dwellings

Impact on the conservation area and Grade II Colwich Abbey

Bin storage within curtilage and on refuse/recycling collection days;

Restricting to elderly – no justification and no lifts for 3 storey building;

No disabled access;

Plan for Stafford Appendix B Class C3 residential parking requires 1 space per 2 bed residence plus 1 per 4 dwellings. Current dwellings have provisions for 13 spaces in their leases. So 20-21 spaces are required not 12. Additional parking impact on Hawkesmore Drive and Main Road

Access via Hawkesmore drive is dangerous – visibility and width of road

Loss of sunlight to properties on Hawkesmore Drive to the west and north of the site

Loss of trees on the site

Landscape not in keeping with the historic entrance to Little Haywood;

Water run-off will increase due to removal of green space – Re: 17

Hawkesmore Drive planning approval 09/12245/FUL

**PROPOSED** Cllr Billingsley

**SECONDED** Cllr Coper.

**26/17P** **DATE OF NEXT MEETING** to be confirmed.

**SIGNED AS A TRUE AND ACCURATE RECORD.....**

**DATE.....**

Meeting closed at 8:36pm.

**SIGNED AS A TRUE AND ACCURATE RECORD.....**  
**DATE.....**