

SPECIAL DEVELOPMENT CONTROL COMMITTEE - 2 DECEMBER 2009

Councillor R M Sutherland (Chairman)

Present (for all or part of the meeting):-

Councillors:

D J Bowyer

P G Goodland

A S Harp

J R Kelly

W J Kemp

D B Price

A J Perkins

P Roycroft

J A Russell

C E Simpson

A H Stafford Northcote

A J Welch

The Committee met at the Civic Centre at 9.30 am and departed at 9.45 am to view the site of application No 09/12369/OUT – Police Headquarters, Cannock Road, Stafford

DC129 APOLOGIES

Apologies for absence were received from Councillors P A Proctor and W R Simpson.

DC130 APPLICATION NO 09/12369/OUT – RESIDENTIAL REDEVELOPMENT (OUTLINE) – POLICE HEADQUARTERS, CANNOCK ROAD, STAFFORD

Submitted the report of the Head of Planning and Regeneration on this application..

The Committee was met on site by the agent, Mr R Gough and by Councillors Mrs J M Dalgarno, J S Francis and M R Heenan, Ward Members ,who accompanied the Committee around the site

The Senior Planning Officer drew the Committee's attention to a number of features including the trees that would be retained.

The Committee arrived at 9.55 am and departed at 10.40 am.

Prior to the determination of the application representations were made by:-

Mr R Gough - Supporter

Councillors Mrs J M Dalgarno, J S Francis and M R Heenan, Ward Members attended the meeting at the Civic Centre and at the invitation of the Chairman spoke on this application.

RESOLVED that (a) application No 09/12369/OUT be permitted subject to the applicant first entering into a Section 106 Agreement to secure a management plan for the maintenance and protection of retained trees and

surrounding land on the site, the provision of affordable housing, together with financial contributions towards education provision, public open space provision, the sum of £160,000 towards the loss of the existing bowling green, a residential travel plan and a travel plan monitoring fee of £6,070, and to the conditions as set out in the report of the Head of Planning and Regeneration except for condition 28 being deleted and replaced as set out below and conditions 10 and 27 being amended as follows:-

- 10 Details to be submitted pursuant to condition 1 shall include details of an appropriate density of development within a defined net developable area. Such details shall include a survey of all trees on the site in accordance with BS5837 (2005) methodology to assess the condition and amenity of each tree in order to identify those trees to be safeguarded and retained in the management plan to be prepared in connection with the Section 106 Agreement. H of P & R to provide

Reason:-

To safeguard the character of the area and trees of amenity value. (Saved Policies E&D1 (ii) and E&D44 of the Stafford Borough Local Plan 2001).

- 27 Before development commences details of a pedestrian crossing with build-outs and associated highway works on the A513 shall be submitted to and approved in writing by the Local Planning Authority. The highway works details shall incorporate any necessary two dimensional and three dimensional revisions as recommended by the related technical standards and the outcome of the Stage 1 and 2 Safety Audits and shall thereafter be in accordance with engineering details which shall first be submitted to and approved in writing by the Local Planning Authority. Such details shall include construction, surface water drainage and street lighting details. The pedestrian crossing shall thereafter be constructed in accordance with the approved details and shall be completed prior to the development being occupied.

28 No development shall take place until a scheme for the siting and design of a Locally Equipped Area of Play (LEAP) on-site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no more than 30% of the dwellings shall be occupied before the LEAP has been constructed in accordance with the approved details and made available for use. Thereafter, the LEAP shall be retained.

Reason:-

To ensure the provision of adequate play facilities for the benefit of residents of the proposed dwellings. (Saved Policy HOU7 of the Stafford Borough Local Plan 2001).

- (b) the Highway Authority be asked to consider the impact of any proposed residential development on the junction of the Lichfield Road and Cannock Road, Stafford

Proceedings at the Civic Centre commenced at 11.00 am and terminated at 12.45 pm.