

Response to applicant's letter of 13th Dec 2019

It is impossible within reasonable timescales to comment on each of the individual issues concerning “must” or “should”. In general terms it is understood that each outcome and any conditions are exclusive to the application under consideration. To allow cherry picking of conditions from other applications removes any authority to insist on “must” or to allow “should” where such a condition is felt to apply. The applicant does not appear to have justified the requests.

If comparisons are allowed at this late stage it is also appropriate to refer the Planning Inspectorate to the decision of Cannock Chase District Council on their application reference CH/19/280 which lies less than 10 minutes drive from the proposed Four Ashes site and raises the question of need for two such closely located businesses.