

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER, BURNTWOOD
ON THURSDAY 13 NOVEMBER 2014 COMMENCING AT 7.00 P.M.**

PRESENT

Councillor Drinkwater (in the Chair)
Councillors Mrs Banevicius, Bradbury, Ms Brettell, Brown, Campbell, Constable, Heath, Isaacs, James, Mosson, Norman, Mrs Stokes, Mrs Tranter, Walker MBE and Willis-croft

In attendance

Ms J Minor, Administrative Assistant
2 members of the public
N Ballett, Land Director (Taylor Wimpey)
Ms H Carter, Senior Land Manager (Taylor Wimpey)
J Simons (Taylor Wimpey)
G Perry, Architect (Geoff Perry Associates)
R Miller, Senior Land Manager (Barratt Homes)
R Pitt, Planning Manager (Barratt Homes)
N Burgess, Director (London and Cambridge Properties)

**Presentation by Barratt Homes and Taylor Wimpey
Planning Application 14/00612/FULM - Land East of Burntwood Bypass,
Milestone Way**

The Chairman welcomed Mr Vic Chamberlin as a member of the public to the meeting. The Chairman welcomed representatives from Taylor Wimpey and Barratt Homes and reminded Members that the Committee are not making a decision this evening on the amended design plans that is a decision for the District Council's Planning Committee, BTC are only consultees and that a copy of BTC's previous comments had been circulated to all Members present.

Mr Neil Ballett, Land Director for Taylor Wimpey proceeded with a PowerPoint presentation to the Town Council explaining the background to Barratt Homes and Taylor Wimpey. Mr Ballett explained that the original planning application had been submitted to LDC on 14 July 2014 with a consultation period from 22 July - 14 August 2014. Following feedback from LDC and other consultees a re-designed application had been submitted to LDC on 06 October 2014 with a target for the application to be heard at the District Council's Planning Committee on 15 December 2014. If the application is granted, a proposed start date on site is February 2015 and it is anticipated that the development would take four years.

Mr Geoff Perry, Architect for Geoff Perry Associates explained some of the feedback which had been received from the consultation process on the original scheme i.e. too many plots (374) which would have an impact on parking provision, space about dwellings and undersized gardens; four storey apartments inappropriate in this location; scheme needs to be landscape led with tree lined spine road; spine road too straight - would encourage speeding; emergency access needed to be defined.

Mr Perry explained some of the re-designed features included in the new plans i.e. number of dwellings reduced to 351; landscape led design; tree lined main avenue; increased garden sizes, maximum three storey height for apartments; deflect main spine road to reduce traffic speeds; emergency access agreed via adjacent industrial estate; improved connections to the existing bridge over the bypass.

Mr Richard Miller, Senior Land Manager for Barratt Homes explained the viability of the scheme and stated that the original submission asked for by LDC was £1,275,609 which included no contribution for education, indoor sports facilities or Chasewater SSSI contribution. Mr Miller said that the revised request now received was £3,263,194 which include a contribution for education, indoor sports facilities and Chasewater SSSI contribution.

Mr Miller explained that due to abnormal development costs of circa £5.9 million a scheme viability had been submitted to the District Valuer for assessment. A balance between the level of affordable housing and other S106 obligations needed to be found. Mr Miller informed the Committee that the District Valuer's assessment was still to be received.

Mr Richard Pitt, Planning Manager for Barratt Homes explained the timescales involved in delivering the development i.e. anticipated construction site start - February 2015; completion of first unit - July 2015 and completion of development - Mid 2019.

Mr Pitt in conclusion stated that Barratt Homes and Taylor Wimpey felt the delivery of 351 houses in an anticipated 4 year build programme would assist LDC in meeting their identified housing need; believed it is sustainable development close to local amenities and the wider transport network; a design led approach to maximise the existing landscape features and provide a place where people aspire to live; and would provide a package of financial contributions and affordable housing.

Councillor Isaacs questioned the viability of the scheme when nothing was put in for education. He felt that this was a basic standard application requirement and now there is a £2 million shortfall.

Mr Miller explained that when the S106 requirement was drawn up no educational needs were identified and he was of the understanding that LDC and SCC were meeting within the next few weeks.

Councillor Isaacs questioned the difference between social housing and affordable housing. Mr Miller explained that he had no figures to hand but all social housing would be managed by a housing association and that the figures would be forwarded in due course.

Councillor Norman said that in reality terms the developers were out to make a profit and that the District Valuer's role re: affordable housing needed to be balanced. Mr Miller explained that the developers needed to make a profit and the District Valuer needed to see what the scheme could afford to deliver.

Councillor Norman reminded Members of the bats which were located at St Annes Church and Chasetown Community Church. Mr Miller explained that surveys had been undertaken.

Councillor Constable reiterated Councillor Isaacs' thoughts in that there is a shortfall of £2 million and asked if that would affect the prices of houses. Mr Miller explained Scenario 1 would deliver 351 units but no affordable housing and a S106 contribution of £3,263,194. Mr Perry explained that there was only so much money - do we build or do we go.

Councillor Isaacs stated that the development was still dependent on the District Valuer's assessment and we only see the views/opinions of Taylor Wimpey and Barratt Homes.

Councillor Drinkwater asked that if the anticipated decision date of December was not met by LDC and it was rather January 2015 what would be the outcome. Mr Ballett stated that they were committed to the project.

Councillor Willis-Croft questioned the one way system, traffic calming measures and which company would develop first. Mr Miller stated that the site is split and both companies could

start at the same time. Mr Perry confirmed the new design had widened the road as the turning must accommodate a bus and there was a change of surface to help reduce the speed of traffic.

Councillor Campbell questioned the education statement i.e. 47 secondary places and 72 primary places which he felt were significant figures. Mr Miller said that the figures had come from SCC who had identified Erasmus Darwin Academy and Ridgeway Primary School.

Councillor Drinkwater stated that in his experience SCC set the formula which they stick to.

The Chairman thanked representatives from Barratt Homes and Taylor Wimpey for their attendance and looked forward to seeing the finalised application at the District Council's Planning Committee.

44. APOLOGIES FOR ABSENCE

Councillors Mrs Evans, Mrs Fisher, Humphreys, Mrs Rigby, Taylor and Mrs Woodward.

45. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

All District Councillors present wished it to be recorded that their views were a preliminary view and one they may change when they hear all the evidence at the District Council's Planning Committee.

46. MINUTES

RESOLVED That the Minutes of the Planning Committee Meeting held on 20 October 2014 (Minute Nos. 39 - 43) be approved and adopted.

47. PLANNING APPLICATIONS

RESOLVED That the following comments be submitted to the Local Planning Authority:

- | | | | | |
|-----|--------------|--------------|--|--|
| (a) | 14/00746/FUL | Summer field | Mr D Gibbons
34 Meadway Street
Burntwood | Erection of a 3 bedroom dwelling with associated works |
|-----|--------------|--------------|--|--|

OBJECTION on the following grounds:

- The estate is already of a high density and this addition will make the estate look cramped and over-developed.
- This piece of land, along with the other three corners at the junction, provides a visual sense of openness in a very tightly developed area and must be retained.
- Parking problems – parking is already tight in both Meadway Street and Grange Road and the proposal to put a drop-kerb so close to the junction would be a hazard to vehicles and pedestrians alike.
- Over intensive use of the site.
- Access/egress would be dangerous.

- | | | | | |
|-----|--------------|------------|--|---|
| (b) | 14/00921/ADV | All Saints | Co-operative Food Group
The Co-operative Food
Unit 7
Swan Corner Shopping Centre
Chase Road
Burntwood | Installation of various
illuminated fascia signs |
|-----|--------------|------------|--|---|

No objection as long as the illuminated fascia signs fulfils the Local Planning Authority's criteria.

- | | | | | |
|-----|--------------|-----------|--|---|
| (c) | 14/00929/FUL | Highfield | Inspire Building Plans
12 Brunel Close
Burntwood | Single storey side and
rear extension to form
dining room, orangery
and porch to front |
|-----|--------------|-----------|--|---|

No objection.

- | | | | | |
|-----|--------------|------------------|--|---|
| (d) | 14/00939/FUL | Chase
Terrace | Mr and Mrs Bolton
11 Gullick Way
Burntwood | Single storey rear
extension to form
conservatory |
|-----|--------------|------------------|--|---|

No objection.

- | | | | | |
|-----|--------------|-----------|--|--|
| (e) | 14/00949/FUL | Highfield | Mr M Anker
163 Woodhouses Road
Burntwood | Single storey extension
to a granny flat to form
bedroom with en-suite |
|-----|--------------|-----------|--|--|

Comment: The Town Council believes that the proposed development would result in a development that is over the allowed percentage of the original footprint in the Green Belt so the Town Council recommends refusal.

48. ENFORCEMENT ISSUES

48.1 Alleyway - Rear of Ferndale Close

Members received an updated report from the Environmental Health - Pollution Officer from LDC, circulated at the meeting, relating to the dumping of waste in the alleyway rear of Ferndale Close. Councillor Norman said that this was a difficult situation as it is private land. Councillor Willis-Croft questioned whether the dumping of the rubbish was a health hazard. Councillor Isaacs stated that there were properties on the estate where the backyards were full of rubbish.

RESOLVED That the information be received and noted.

48.2 Aldi Access

Councillor Drinkwater updated Members on the current access to Aldi. LDC Planning Officers are insistent that BTC were consulted, however, after speaking to Members of BTC and in fact the LDC's Planning Chairman, no Member could recall seeing the plan. Councillor Drinkwater confirmed that the application had been dealt with under delegated powers by an officer. Councillor Drinkwater confirmed that there would be an access off Bridge Cross Road and both an access and egress from Milestone Way. Councillor Drinkwater had asked why SCC, as Highway Authority, had changed their minds as they were insistent that access should be off Milestone Way and that no other vehicular access should be encouraged. Councillor Drinkwater had been informed that

the change of mind had come from the fact that there was already a house on the site with access from Bridge Cross Road.

RESOLVED That the information be received and noted.

(The Meeting closed at 7.56 p.m.)

Signed

Date