

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER, BURNTWOOD
ON WEDNESDAY 11 MARCH 2015 COMMENCING AT 6.30 P.M.**

PRESENT

Councillor Drinkwater (in the Chair)
Councillors Mrs Banevicius, Ms Brettell, Brown, Campbell, Constable, Mrs Evans, Heath, Humphreys, Isaacs (from 6.42 p.m.), Mosson, Norman, Mrs Rigby, Mrs Stokes, Mrs Tranter, Walker MBE, Willis-Croft and Mrs Woodward

In attendance

Ms J Minor, Administrative Assistant
P Button, Burntwood Action Group
One member of the public
G Watson, Planning Services & Economic Development Manager, Cannock Chase District Council
A Lancaster, Planning Policy Manager, Cannock Chase District Council

MRS SHIRLEY DRINKWATER

Councillor Heath asked if a letter from the Town Council be sent to Mrs Drinkwater wishing her a speedy recovery. Councillor Mrs Woodward felt that this was entirely appropriate due to the continuance work of Mrs Drinkwater for the community.

RESOLVED That the Town Clerk writes to Mrs Drinkwater wishing her a speedy recovery and thanking her for her continuance work for the community.

73. APOLOGIES FOR ABSENCE

Councillors Bradbury, Mrs Fisher and Taylor

74. 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.

75. MINUTES

RESOLVED That the Minutes of the Planning Committee Meeting held on 18 February 2015 (Minute Nos. 66 - 72) be approved.

76. PLANNING APPLICATIONS

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

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|-----|---------|---------------|---|--|
| (a) | L.15/03 | Chase Terrace | Staffordshire County Council
Holly Grove Primary School
Holly Grove Lane
Burntwood | Demolition of 2 no. existing mobile buildings and provision of new classroom extension |
|-----|---------|---------------|---|--|

No objection. Members felt that this application should be supported as it was long overdue, however, the Local Planning Authority to be mindful of the close proximity of neighbouring properties.

(COUNCILLOR MRS WOODWARD DECLARED A PERSONAL INTEREST IN THIS APPLICATION).

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|-----|--------------|---------|--|---|
| (b) | 15/00018/ADV | Central | Co-operative Food Group
Unit 7-8
Morley Road Shopping Centre
Morley Road
Burntwood | Installation of various illuminated signs |
|-----|--------------|---------|--|---|

The Local Planning Authority to ensure that the proposed illuminated signs are within the standards laid down for such signage and does not interfere with local amenities or spoil the streetscene.

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|-----|--------------|-----------|--|--|
| (c) | 15/00034/FUL | Highfield | Mr P Osborn
Edial Hall
Lichfield Road
Burntwood | Single storey rear extension to form conservatory and various internal works including removal of partitions/walls, chimney breast and alterations to stairs |
|-----|--------------|-----------|--|--|

The Local Planning Authority to ensure that the proposed works meets the criteria laid down for Listed Buildings.

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|-----|--------------|-----------|--|---|
| (d) | 15/00035/LBC | Highfield | Mr P Osborn
Edial Hall
Lichfield Road
Burntwood | Works to listed building to enable the erection of a single storey rear extension to form conservatory and various internal works including removal of partitions/walls, chimney breast and alterations to stairs |
|-----|--------------|-----------|--|---|

The Local Planning Authority to ensure that the proposed works meets the criteria laid down for Listed Buildings.

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| (e) | 15/00132/FUL | Chasetown | JAM Building Limited
Land rear of
56 High Street
Chasetown | Erection of 2 no. two bedroom houses and associated works |
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The Local Planning Authority to satisfy themselves as to whether the access/egress is safe as this is already a very tight and congested area. Members felt that the proposal appears to be over intensive use of the site and not enough parking has been provided.

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| (f) | 15/00137/FUL | All Saints | Mr J Averill
36 Chase Road
Burntwood | Two storey side extension to form study, cloakroom and two bedrooms |
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No objection.

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|-----|--------------|-----------|---|---|
| (g) | 15/00158/FUL | Chasetown | Mr B Baker
Chasetown Football Club
Church Street
Burntwood | Erection of portacabin to be used as food kiosk |
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No objection. Members felt that this application should be supported.

(COUNCILLOR WALKER MBE DECLARED AN INTEREST IN THIS APPLICATION).

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|-----|--------------|--------------|--|--|
| (h) | 15/00163/FUL | Summer field | Mr A Sulley
125 Cedar Road
Burntwood | Change of use of games room to granny annexe comprising lounge, kitchen, bathroom and 2 bedrooms |
|-----|--------------|--------------|--|--|

No objection.

77. PROPOSED RESIDENTIAL DEVELOPMENT - LAND EAST OF BURNTWOOD BYPASS, MILESTONE WAY, BURNTWOOD

Councillor Drinkwater informed Members that he had attended a site meeting some 2/3 weeks ago relating to the public rights of way on the site and that after consideration at the Regulatory and Licensing Committee all consultees were happy with the proposal.

Councillor Mrs Woodward stated that she had heard nothing as yet regarding the access to Chasewater, however, the developers were using Chasewater as an advertising tool.

Councillor Drinkwater informed Members that through the viability assessment evaluation and sensitivity testing, LDC Planning Officers had managed to get the affordable housing up to 17% which not ideal, but better than before and as much as the site would stand in terms of viability, as confirmed by the District Valuer. Councillor Drinkwater pointed out that he was not happy with the 17% affordable housing identified on the site when LDC's policy was 40% and he suggested that local Members on the LDC's Planning Committee due to meet on Monday 16 March 2015 should make some 'noise'.

Councillor Isaacs reiterated Councillor Drinkwater's concerns and also asked that the S106 monies and the programme on analysing should be identified. Councillor Drinkwater said that unless the 17% affordable housing was increased he felt that the developer should walk away.

Councillor Mrs Evans stated that the Chasewater access needed to be sorted now and that affordable housing was vital.

RESOLVED THAT

- (a) concerned Members 'put in writing' their concerns to Councillor Drinkwater so that these can be reported to the LDC's Planning Committee due to meet on Monday 16 March 2015.
- (b) an email be sent to LDC and the developer relating to the concerns regarding the lack of access provision for Chasewater.

78. ENFORCEMENT ISSUES

78.1 Boy Racers on Morrisons Car Park, Burntwood (Minute No. 72.3 refers)

Councillor Drinkwater informed Members that a member of the public had approached him direct regarding boy racers on Morrisons Car Park at 10.00 p.m. most nights. Councillor Drinkwater informed Members that he would be writing to the Police personally.

RESOLVED That the information be received and noted.

**(COUNCILLOR DRINKWATER VACATED THE CHAIR AT 6.57 P.M. -
COUNCILLOR MRS EVANS IN THE CHAIR)**

79. CANNOCK CHASE LOCAL PLAN PART 2 - GREEN BELT REVIEW

Mr Glenn Watson, Planning Services & Economic Development Manager, Cannock Chase District Council introduced himself and Mr Antony Lancaster, Planning Policy Manager, Cannock Chase District Council to Members.

Mr Lancaster explained that Cannock Chase District Council's Local Plan was adopted in June 2014 in which an agreement was made to undertake a review of the Green Belt and that CCDC was looking at what land would be available after the plan period 2028 and that this was the start of a very long process.

Mr Watson confirmed that nothing had been decided and that they were simply looking post 2028.

Councillor Mrs Evans asked if they had received a letter from LDC and stated that 'our' Green Belt must be protected at all costs.

Councillor Drinkwater explained that the Town Council were aware of the potential encroachment of the Green Belt and that this had been spotted early and that it was essential that BTC made observations to stop the encroachment and that the green areas needed to be protected to stop urban sprawl.

Mr Watson confirmed that they had received a letter from LDC and that they would be consulting with all Councils concerned. Mr Watson confirmed that they were currently working with LDC (joint approach) in connection with the area of Rugeley.

Councillor Norman asked what was the main criteria in assessing the Green Belt and the second criteria. Mr Watson confirmed that they had not yet set the criteria.

Councillor Mrs Woodward stated that whilst she was not opposed to housing, as there was a chronic shortage in Burntwood, the green spaces must be protected.

Councillor Constable pointed out the sensitivity of Burntwood's position and asked that full consultation be undertaken when the plans are being formalised.

Mr Watson stated that there was a lot of processes to go through which would involve SCC, LDC and BTC and that any decision relating to the District Council's boundary would come before LDC and BTC.

(STANDING ORDERS WERE SUSPENDED TO ALLOW A MEMBER OF BURNTWOOD ACTION GROUP TO SPEAK (7.13 P.M. - 7.17 P.M.))

Mr Button a member of the Burntwood Action Group addressed Mr Watson and Mr Lancaster and asked if they had received a letter from Mr Vic Chamberlin. Mr Button explained the content of the letter and stated that the Action Group was very concerned/disappointed.

Mr Watson acknowledge receipt of the Action Group's letter but stated that Cannock Chase District Council could not ignore the Inspector's views in the Local Plan. Mr Watson explained that both himself and Mr Lancaster were here to explain the processes involved.

Councillor Mrs Woodward referred to the relationship between LDC and CCDC and felt that there was not much evidence of a good working relationship in the past and that LDC and CCDC are members of the Greater Birmingham and Solihull Local Enterprise Partnership (LEP).

Mr Watson explained that the Greater Birmingham and Solihull Local Enterprise Partnership (LEP) were looking at housing. Councillor Mrs Woodward stated that with due respect there was not much spare land available.

Councillor Constable stated that processes are all very well and good but to be kept informed was vital and asked when CCDC had something to report then officers must come back to the Town Council.

Councillor Mrs Evans as Leader thanked both Mr Watson and Mr Lancaster for their attendance but stated that BTC had been short changed in the past and that we must be kept informed, we are a strong group pushing for the benefits for Burntwood.

Mr Watson confirmed that they had only spoken/addressed BTC at this stage and would continue to do so.

(The Meeting closed at 7.26 p.m.)

Signed

Date