

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER, BURNTWOOD  
ON WEDNESDAY 18 MAY 2016 COMMENCING AT 8.30 P.M.**

**PRESENT**

Councillor Bamborough (in the Chair)  
Councillors Ms Brettell, Mrs Constable, Constable, Drinkwater, Ennis, Miss Fisher, Mrs Fisher, Mosson  
and Willis-Croft

**In attendance**

Ms J Minor, Senior Administration Officer  
Councillors Mrs Evans  
Councillor Mrs Stokes  
Councillor Stokes  
16 members of the public

**PUBLIC FORUM**

**Planning Application 16/00435/COU - Land adjacent Maple Lodge, Abnalls Lane**

Mrs Edwards, the wife of the applicant, outlined the policies referred to in the National Planning Policy Framework (NPPF) namely paragraph 89 which sets out exceptions for development in the Green Belt, and the provision for appropriate facilities for outdoor sport and recreation is recognised as one of those exceptions and stated that her family had lived in Abnalls Lane for approximately 70 years.

Mrs Edwards stated that there are currently no other similar facilities within the area and from a tourism perspective it would add to the range and amount of accommodation within the area. It is also in line with the new City Centre Development Strategy, which highlights the need for additional visitor accommodation.

Mrs Edwards said that they would be undertaking a noise survey, arboricultural/tree survey and full ecological assessment as requested by Lichfield District Council (LDC) and that they would be sound proofing the pods.

Mrs Edwards stated that the majority of the traffic comes off the A51 and much of the traffic using Abnalls Lane is for the school and given the main busy periods will be in the school holidays, felt that there would not be any significant increase in traffic.

Mr Drew stated that he objected to the application which is adjacent to Maple Lodge and he outlined the proposed development and his objection and said that it was for the commercial benefit of one family only. Mr Drew pointed out that the area is already served by bed and breakfasts and hotels and that this facility may take business away from the smaller bed and breakfasts and campsites.

Mr Drew said that the applicant says the ground is no longer suitable for grazing animals, however, Mr Drew pointed out that there are cows grazing there at the moment. Mr Drew stated that if this approach was adopted across the district it would lead to the large scale loss of agricultural land.

Mr Drew stated that even with the 30 pitches proposed, that could mean 120 people for six months of the year and he felt that the sort of people who would use a glamping facility are unlikely to be coming for quiet reflection in tranquil surroundings.

**1. APOLOGIES FOR ABSENCE**

None as all Members were present.

**2. 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.

**3. MINUTES**

**RESOLVED** That the Minutes of the Planning Committee Meeting held on 21 April 2016 (Minute Nos. 89-92) be approved as a correct record.

**4. PLANNING APPLICATIONS**

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

- |     |              |         |  |  |
|-----|--------------|---------|--|--|
| (a) | 16/00385/FUL | Hunslet | Mr G Awcoate<br>10 Brunel Close<br>Burntwood | First floor side extension to form bedroom with en-suite |
|-----|--------------|---------|--|--|

No objection.

- |     |              |  |  |  |
|-----|--------------|--|--|--|
| (b) | 16/00353/COU |  | Dr R Hallifax<br>212 Chorley Road<br>Burntwood | Conversion and extension of workshop to form a 2 no. bedroom dwelling and associated works |
|-----|--------------|--|--|--|

OBJECTION on the following grounds:

- The Town Council does not support any development in the Green Belt.
- The Town Council does not support any backland development.

- |     |              |           |   |  |
|-----|--------------|-----------|---|--|
| (c) | 16/00327/FUL | Chasetown | Mr R Khan<br>Khans Kitchen<br>Unit 4 and 5<br>Lambourne House<br>Bridge Cross Road<br>Burntwood | Single storey rear extension to form store |
|-----|--------------|-----------|---|--|

OBJECTION on the following grounds:

- Loss of amenity (car parking).
- Out of keeping (setting a precedent).

- |     |              |  |  |   |
|-----|--------------|--|--|---|
| (d) | 16/00435/COU |  | Mr A Edwards<br>Land adjacent Maple Lodge<br>Abnalls Lane<br>Burntwood | Change of use of agricultural land to recreational use for camping including tents and pods, erection of shower block and associated facilities |
|-----|--------------|--|--|---|

The following concerns were raised by Members:

- Abnalls Lane is not an access road but comes under the National Cycle Network.
- Highways issues - access/egress.

- The proposal abuts Maple Hayes Hall School.

(e) 16/00457/FUL      Boney Hay      Mr A Vayro      Erection of a 4 bedroom  
   and Central      Land adj 65 Rugeley Road      detached dwelling  
   Chase Terrace

Comment: Members expressed concern with regard to the over intensive use of the site.

**5. TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 257  
PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. IR/2852**

**RESOLVED** That no objection in principle be forwarded to Lichfield District Council, however, the following question was raised:

- (a) Will the new footpath be adopted and maintained? Clarification was sought as to which Authority would be responsible for the maintenance.

**6. COMMUNITY INFRASTRUCTURE**

**RESOLVED** That the information be received and noted.

(The Meeting closed at 8.50 p.m.)

Signed .....

Date .....