

Our Ref: MD/jm

01 August 2012

To: All Members of the Planning Committee

Dear Councillor

PLANNING COMMITTEE

The Planning Committee will meet in the **Meeting Room, rear of Burntwood Library, Sankeys Corner** on **Thursday 09 August 2012 commencing at 7.00 pm** to consider the Agenda hereunder.

Plans will be available for inspection at the Town Council's office during normal office hours and will be on display at the Library from 6.30 p.m. on the day of the meeting.

Yours sincerely

Mary Danby (Mrs)
Town Clerk

PUBLIC PARTICIPATION (STANDING ORDER 1(E))

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included on the following Planning Committee agenda.

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

a) To receive declarations of any personal or prejudicial interest under consideration on the Agenda in accordance with the Parish Councils (Model Code of Conduct) Order 2007.

b) Planning Applications - General Declarations of Interest for District Councillors.

3. MINUTES

To approve as a correct record the Minutes of the Planning Committee Meeting held on 18 July 2012 (Minute Nos. 19 - 23) (**ENCLOSURE NO. 1**).

4. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications (**ENCLOSURE NO. 2**).

5. PROPOSED EXTINGUISHMENT OF PUBLIC FOOTPATH NO. 15 BURNTWOOD PARISH (ENCLOSURE NO. 3).

6. IDENTIFYING ENFORCEMENT PRIORITIES FOR A LOCAL ENFORCEMENT PLAN (ENCLOSURE NO. 4).

The above document will be an Agenda item for the 19 September 2012 Planning Committee meeting. The document is attached to give Members sufficient time to peruse its contents to enable a formal response to be formulated at the September meeting.

7. TOWN AND COUNTRY PLANNING ACT 1990

7.1 APPEAL BY: MR T MAUGHAN AND MS B & A MAUGHAN PROPOSED DEVELOPMENT: CHANGE OF USE OF AGRICULTURAL LAND TO CARAVAN SITE FOR RESIDENTIAL OCCUPATION BY TRAVELLER FAMILY WITH ASSOCIATED WORKS (UTILITY BUILDINGS, SEPTIC TANKS, HARD STANDING) LAND AT: LAND SOUTH SIDE OF WATLING STREET, MUCKLEY CORNER, LICHFIELD INSPECTORATE APPEAL REF. NO.: APP/K3415/A/12/2177876/NWF

Lichfield District Council has advised that an Inspector has been appointed by the Secretary of State under paragraph 1(i) of Schedule 6 of the Town and Country Planning Act 1990 to determine the above appeal.

The appeal is to be decided on the basis of an informal hearing, the date of which has yet to be arranged.

Members are requested to note the above information.

8. ENFORCEMENT ISSUES RAISED BY MEMBERS

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER
ON WEDNESDAY 18 JULY 2012 COMMENCING AT 7.00 P.M.**

PRESENT

Councillor Walker MBE (in the Chair)

Councillors Bradbury, Mrs Brettell, Campbell, Constable, Mrs Evans, Isaacs, Norman, Mrs Rigby, Mrs Stokes, Taylor, Mrs Tranter, Willis-Croft and Mrs Woodward.

In attendance

Ms J Minor, Administrative Assistant

26 Members of the Public

PUBLIC PARTICIPATION (STANDING ORDER 1(E))

Mr I Brett of Access Bookings Limited advised Members on the present position regarding Access Bookings Limited. He stated that mistakes had been made in the past in not obtaining the relevant planning permission but this was being rectified.

19. APOLOGIES FOR ABSENCE

Councillors Mrs Banevicius, Brown, Drinkwater, Mrs Fisher and Mosson.

20. GENERAL DECLARATIONS OF INTEREST

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.

21. MINUTES

RESOLVED That the Minutes of the Planning Committee Meeting held on 28 June 2012 (Minute Nos. 12 - 18) be approved and adopted.

22. PLANNING APPLICATIONS

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

- | | | | | |
|-----|--------------|---------------|--|--|
| (a) | 12/00302/FUL | Chase Terrace | Mr V Clarke 20 Thorpe Avenue Burntwood | Single storey rear extension to form kitchen and bedroom |
|-----|--------------|---------------|--|--|

No objection.

| | | | | |
|-----|--------------|------------|---|---|
| (b) | 12/00567/COU | All Saints | Mr M Starkey 3 Rugeley Road Burntwood | Change of use from shop to a two bedroom flat |
|-----|--------------|------------|---|---|

Comment: Concern was expressed that should the Local Planning Authority be mindful to grant consent that adequate parking should be provided along with space for bins/refuge and the associated access/egress.

Members were disappointed to see the loss of another shop.

| | | | | |
|-----|--------------|-----------|--|---|
| (c) | 12/00594/FUL | Chasetown | Mr A Everall Land rear of 161-167 High Street Chasetown | Conversion of existing shop to 1 bedroom flat and erection of 6 dwellings with associated works |
|-----|--------------|-----------|--|---|

Recommend REFUSAL on the following grounds:-

- The proposed development by virtue of its scale would represent over intensive use of the site (number of dwellings to be erected at the rear).
- Inadequate parking.
- Inadequate turning space within the site.
- No bin/refuge storage.
- Highway issues including access/egress (crossing the footpath to gain access).
- Pedestrian safety on an already very busy road (bearing in mind the very close proximity of the Leisure Centre/Health Centre).

(MEMBERS DECLARED A PERSONAL INTEREST IN THIS APPLICATION AS THE APPLICANT IS KNOWN TO THEM. COUNCILLOR BRADBURY DECLARED A PREJUDICIAL INTEREST IN THIS APPLICATION AND LEFT THE ROOM DURING CONSIDERATION THEREOF).

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|-----|--------------|-----------|---|---------------------------------------|
| (d) | 12/00602/FUL | Highfield | Mr and Mrs G E Martin 19 Hunslet Road Burntwood | Erection of a retaining wall to front |
|-----|--------------|-----------|---|---------------------------------------|

Comment: The Local Planning Authority to ensure that the design and type of the wall is not detrimental to the open aspect of the area/estate.

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|-----|--------------|-----------|---|--|
| (e) | 12/00617/FUL | Highfield | Mrs B Stevenson 67 Hunslet Road Burntwood | Single and two storey side and rear extensions to form dining room, kitchen, study, bedroom and en-suite |
|-----|--------------|-----------|---|--|

No objection.

| | | | | |
|-----|--------------|-----------|--|--|
| (f) | 12/00626/ADV | Chasetown | Mr M S Dhillon Post Office 57 High Street Chasetown | Installation 2 projecting signs and an illuminated fascia sign |
|-----|--------------|-----------|--|--|

No objections provided the proposal adheres to the Local Planning Authority's strict criteria on projecting and illuminated fascia signs.

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|-----|--------------|-----------|---|---|
| (g) | 12/00627/COU | Chasetown | Mr G Singh Lambourne House Bridge Cross Road Burntwood | Conversion of first floor from snooker hall to 4 two bedroom apartments |
|-----|--------------|-----------|---|---|

No objections in principle provided that, as there are public buildings attached to this application site, an adequate fire escape is provided in respect of Unit 1, Lambourne House and that adequate parking be provided to the rear for both occupiers of the apartments and for other users of the units.

(BURNTWOOD TOWN COUNCIL DECLARED A PERSONAL INTEREST IN THIS APPLICATION AS THEIR PREMISES ARE ATTACHED TO THE APPLICATION SITE).

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|-----|--------------|---------------|--|--|
| (h) | 12/00640/COU | Chase Terrace | Access Bookings Limited 78 Princess Street Burntwood | Change of use to offices and the erection of a two storey rear extension |
|-----|--------------|---------------|--|--|

STRONG OBJECTIONS on the following grounds:

- a. Loss of amenity.
- b. Traffic and highway safety (Princess Street is a very narrow road).
- c. Loss of residential accommodation in a residential area (not an appropriate location for a business – the applicant should be encouraged to look for appropriate alternative office space within the Town not in a residential area).
- d. The applicant's website states that its registered office is in Lichfield, not Burntwood.
- e. The applicant's website states that its business hours are 365 days, 24/7 not 8 a.m. - 8 p.m. as stated in the planning application.

Members also asked that:

- a. The Highways Authority be challenged on the safety of road users/pedestrians at the exit from the site.
- b. More investigation be undertaken on the impact of on-street parking on the area.

If the Local Planning Authority is minded to approve the application Members ask that the following conditions be set:

- a. That the gate remain open at all times.
- b. That the hours of business be restricted to 9 a.m. - 5 p.m. Monday - Friday.
- c. That the chalet type building on the site be removed before planning permission for the current application is confirmed.

(COUNCILLORS MRS EVANS, WALKER AND MRS WOODWARD DECLARED A PERSONAL INTEREST IN THIS APPLICATION AS THEY ARE MEMBERS OF CHASE TERRACE METHODIST CHURCH).

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|-----|--------------|-----------|-------------------------|---------------|
| (i) | 12/00650/FUL | Highfield | Maple Hayes Hall School | Demolition of |
|-----|--------------|-----------|-------------------------|---------------|

Abnalls Lane
Lichfield

existing
conservatory and
erection of a
powder coated
conservatory to
rear

No objection.

(COUNCILLOR CONSTABLE DECLARED A PERSONAL INTEREST IN THIS APPLICATION AS THE APPLICANT IS KNOWN TO HIM).

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|-----|--------------|-----------|--|---|
| (j) | 12/00651/LBC | Highfield | Maple Hayes Hall School Abnalls Lane Lichfield | Works to listed building to enable the demolition of existing conservatory and erection of a powder coated conservatory to rear |
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Comment: The Local Planning Authority to ensure that the proposal 'fits in' the location and adheres/fulfils the strict criteria on Listed Building consent.

(COUNCILLOR CONSTABLE DECLARED A PERSONAL INTEREST IN THIS APPLICATION AS THE APPLICANT IS KNOWN TO HIM).

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|-----|--------------|--|---|---|
| (k) | 12/00665/COU | | MLW Tan Limited Unit 18B Burntwood Business Park Zone 1 Cobbett Road Burntwood | Change of use of industrial unit into a tanning salon |
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No objection.

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|-----|--------------|-----------|--|------------------------|
| (l) | 12/00680/ADV | Chasetown | Aldi Stores Limited Bridge Cross Working Mens Club Bridge Cross Road Burntwood | Illuminated Aldi signs |
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No objections in principle provided the proposal adheres to the Local Planning Authority's strict criteria on illuminated fascia signs and that the design of the illuminated signs should be appropriate/sympathetic for what is a prominent site to ensure that the signs fit into the setting.

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|-----|--------------|-----------|---|---------------------------------------|
| (m) | 12/00684/FUL | Chasetown | Mr B Cherrington Burntwood Building Management Services Ltd 8 High Street Chasetown | Alterations to provide new shop front |
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No objection.

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| (n) | 12/00685/FUL | Boney Hay | Mr B Bayley 140 Ogley Hay Road Burntwood | Variation of condition no. 2 of application 09/00781/FUL to see reduction length of gardens for the 2 semi detached dormer bungalows |
|-----|--------------|-----------|--|--|

Comment: Concern was expressed as to why there needs to be a reduction in the length of the gardens as no explanation had been given.

23. ENFORCEMENT ISSUES

23.1 Ironstone Road, Chase Terrace (Minute No. 11.1 refers)

Members were informed that the skip had been removed but had been replaced with an unsightly 'sand bag'.

RESOLVED That this matter be reported to Staffordshire Highways.

23.2 23 Poplar Avenue, Burntwood

Members were informed that there did not appear to be any breach onto LDC owned land and that Chasetown Ward Members had visited Mr Waldron to discuss the matter further.

23.3 Aldi Stores Limited, A5190 Milestone Way, Burntwood

Concern was expressed by Members that the Local Planning Authority should 'keep a close eye' on the development of Aldi, as this is a prominent site to ensure that ALL CONDITIONS are strictly being adhered to.

RESOLVED That the Local Planning Authority 'keep a close eye' on the development to ensure that all conditions are strictly being adhered to.

(The Meeting closed at 7.35 p.m.)

Signed

Date

**APPLICATIONS FOR CONSIDERATION
09 AUGUST 2012**

| | APPLICATION NO. | WARD | SITE | PROPOSAL |
|-----|------------------------|-------------|---|--|
| (1) | 12/00662/FUL | Chasetown | Mr H Northwood 162 High Street Chasetown | Erection of a temporary portacabin for use as a pharmacy |
| (2) | 12/00710/FUL | Highfield | Imtech/South Staffs Water Plc Maplebrook Waterworks Rugeley Road Burntwood | Construction of 2 no. borehole buildings and grasscrete service road |
| (3) | 12/00715/FUL | Highfield | Mr J Evans 6 The Hollies Coulter Lane Burntwood | Installation of two velux conservation roof lights and mezzanine floor |
| (4) | 12/00748/FUL | Chasetown | LCP Properties Limited Land off Milestone Way Burntwood | Retention of fencing (renewal of 10/00961/FUL) |
| (5) | 12/00752/FUL | Highfield | Firstpost Homes Limited 15 Rake Hill Burntwood | Erection of 3 no. dwellings with detached garages and associated works |
| (6) | 12/00754/FUL | Highfield | Mr and Mrs J Shaw 56A Church Road Burntwood | Conservatory to rear |
| (7) | 12/00767/FUL | Central | Mr T Hitchman 1 Slade Avenue Burntwood | Installation of two dormer windows to front elevation |
| (8) | 12/00780/FUL | Highfield | Mr B Jackson 3 Severn Drive Burntwood | Single and two storey extensions to form garage, workshop, utility, conservatory and bedroom with en-suite |