

Our Ref: SL/jm

03 September 2014

**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, Burntwood** on **Wednesday 10 September 2014 at 7.00 p.m.** to consider the following business.

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

**Steve Lightfoot**  
**Interim 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. Normally a member of the public will have 3 minutes to speak, however, if it is a community group then only one member of that group will be allowed to speak (see notes at end of Agenda).

**AGENDA**

**1. APOLOGIES**

**2. DECLARATIONS OF INTERESTS AND DISPENSATIONS**

- a)** To receive declarations of interests and consider requests for dispensations, if any.
- 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 21 August 2014 (Minute Nos. 23 - 28) (**ENCLOSURE NO. 1**).

### **4. PLANNING APPLICATIONS**

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

### **5. ENFORCEMENT ISSUES RAISED BY MEMBERS**

#### **PUBLIC FORUM SESSION AT PLANNING COMMITTEE MEETINGS**

**Residents of Burntwood have an opportunity to speak at each Planning Committee meeting:**

1. *The Public Forum session will usually be the first item on the Agenda.*
2. *The Public Forum will last up to 15 minutes and members of the public can ask the Council a question (or make a statement).*
3. *Your statement or question must relate to any item of business included on the Planning Committee Agenda.*
4. *Matters relating to the conduct of any individual councillor or officer will not be permitted – in such circumstances you should write to the Council.*
5. *You will be allowed to speak for up to 3 minutes and you can raise more than one issue within the overall limit of 3 minutes allowed to you.*
6. *After each speaker the Committee Chairman (or his/her representative) will answer the question or give notice that he/she will provide a written answer as soon as possible.*
7. *If a written answer is to be given this will be sent to you at your stated address and a copy will be made available for public inspection at the Town Council's offices.*

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER, BURNTWOOD  
ON THURSDAY 21 AUGUST 2014 COMMENCING AT 7.00 P.M.**

**PRESENT**

Councillor Drinkwater (in the Chair)

Councillors Mrs Banevicius, Bradbury, Ms Brettell, Brown, Campbell, Constable, Mrs Evans, Mrs Fisher, Heath, Humphreys, James, Norman, Mrs Rigby, Taylor, Walker MBE, Willis-Croft and Mrs Woodward

**In attendance**

Ms J Minor, Administrative Assistant

2 members of the public

**23. APOLOGIES FOR ABSENCE**

Councillors Isaacs, Mosson, Mrs Stokes and Mrs Tranter.

**24. 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.

**25. MINUTES**

**RESOLVED** That the Minutes of the Planning Committee Meeting held on 23 July 2014 (Minute Nos. 18 - 22) be approved as a correct record.

**26. PLANNING APPLICATIONS**

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

- |     |              |         |   |  |
|-----|--------------|---------|---|--|
| (a) | 14/00561/ADV | Central | Stoke on Trent and<br>Staffordshire Fire and Rescue<br>Authority<br>Chase Terrace Fire Station<br>Rugeley Road<br>Chase Terrace | Installation of various<br>non-illuminated signs<br>comprising fascia and<br>totem |
|-----|--------------|---------|---|--|

No objection.

(COUNCILLOR MRS WOODWARD DECLARED A PERSONAL INTEREST AS SHE IS A MEMBER OF THE FIRE AND RESCUE AUTHORITY).

- (b) 14/00569/FUL Boney Hay Mr and Mrs Brown 18 Ogle Hay Road Burntwood Erection of a single storey detached building to form annexe in rear garden comprising bedroom, bathroom, kitchen and lounge

OBJECTION on the following grounds:

- Inappropriate development in a back garden.
- Access/egress issues.
- Backland development.
- Concerns regarding the appropriateness for residential accommodation.

- (c) 14/00703/FUL Chase Terrace Access Complete Property Ltd 78 Princess Street Burntwood Demolition of existing office and erection of 6 no. 2 bedroom bungalows and associated works

OBJECTION on the following grounds:

- Over intensive use.
- Access/egress issues.
- Inadequate car parking provision on an already congested street.
- Lack of bin stores/vehicle movement.

Should the Local Planning Authority be minded to grant planning permission the original boundaries to the Methodist Church must be rectified before the development is commenced. Members welcomed the principal for residential development in this location and felt that it was more appropriate than offices.

Members were informed that the application would be called in by Chase Terrace Ward Members.

(COUNCILLOR MRS WOODWARD DECLARED A PERSONAL INTEREST AS SHE IS A STEWARD AT CHASE TERRACE METHODIST CHURCH. COUNCILLOR MRS EVANS DECLARED A PERSONAL INTEREST AS SHE IS A STEWARD AT CHASE TERRACE METHODIST CHURCH. COUNCILLOR WALKER MBE DECLARED A PERSONAL INTEREST AS HE IS A STEWARD AT CHASE TERRACE METHODIST CHURCH).

- (d) 14/00752/FUL Boney Hay Mr P Evans 179 Rugeley Road Chase Terrace Conversion of outbuilding to form a 1 bedroom dwelling (ancillary use to existing dwelling)

OBJECTION on the following grounds:

- Inappropriate development in a back garden.
- Access/egress issues.
- Backland development.
- Concerns regarding the appropriateness for residential accommodation.

Members were informed that the application had been called in by Councillor Willis-Croft.

- |     |              |           |   |   |
|-----|--------------|-----------|---|---|
| (e) | 14/00753/FUL | Boney Hay | Mr P Evans<br>179 Rugeley Road<br>Chase Terrace | Single storey rear extension to form conservatory |
|-----|--------------|-----------|---|---|

No objection as long as the conservatory conforms with the Local Planning Authority's policy on sizing and original footprint.

- |     |              |              |   |   |
|-----|--------------|--------------|---|---|
| (f) | 14/00713/FUL | Summer field | The Co-operative Food<br>Unit 7<br>Swan Corner Shopping Centre<br>Chase Road<br>Burntwood | Installation of new roller shutter to side elevation and colour variations to the shop front, both front and side |
|-----|--------------|--------------|---|---|

No objection as long as the colour is sympathetic to the environment/surrounding area.

- |     |              |           |  |  |
|-----|--------------|-----------|--|--|
| (g) | 14/00773/FUL | Chasetown | Electrotest Services Ltd<br>Unit 6<br>Energy House<br>Zone 1<br>Attwood Road<br>Burntwood Business Park<br>Burntwood | Retention of portacabin to be used for offices and storage |
|-----|--------------|-----------|--|--|

No objection.

- |     |              |           |  |   |
|-----|--------------|-----------|--|---|
| (h) | 14/00726/FUL | Highfield | Firstpost Homes Limited<br>13 Rake Hill<br>Burntwood | Demolition of the existing dwelling and erection of 3 no. detached dwellings and associated works |
|-----|--------------|-----------|--|---|

OBJECTION on the following grounds:

- The proposed development would detract from a very pleasant sensitive/green area and spoil the openness of the area.
- The footprint of the proposal is too large.

- |     |              |               |   |  |
|-----|--------------|---------------|---|--|
| (i) | 14/00762/FUL | Chase Terrace | Mr S Hawkins<br>147 Holly Grove Lane<br>Chase Terrace | First floor side and rear extension to form bedrooms, en-suite and canopy to front |
|-----|--------------|---------------|---|--|

No objection.

- |     |              |           |   |   |
|-----|--------------|-----------|---|---|
| (j) | 14/00767/FUL | Boney Hay | Mr M Madeley<br>3 Kipling Avenue<br>Burntwood | Single storey side, rear and front extensions to form orangery, kitchen/dining room, store, lounge, bedroom and detached garage |
|-----|--------------|-----------|---|---|

OBJECTION on the following grounds:

- Hugely over intensive use of the site (doubling the size of the original dwellinghouse).
- Not in keeping with the existing streetscene.
- Impact on the streetscene.

- |     |              |           |  |   |
|-----|--------------|-----------|--|---|
| (k) | 14/00786/FUL | Highfield | Mr R Tracey<br>24 Farewell Lane<br>Burntwood | First floor side extension to form bathroom |
|-----|--------------|-----------|--|---|

No objection.

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

- |     |               |           |   |  |
|-----|---------------|-----------|---|--|
| (l) | 14/00612/FULM | Chasetown | Barratt Homes, Taylor Wimpey, London and Cambridge Properties Land East of Burntwood Bypass Milestone Way Burntwood | Erection of 374 residential dwellings, together with associated works including the provision of access, infrastructure, public open space and car parking |
|-----|---------------|-----------|---|--|

Whilst Members agreed in principle to the development a number of concerns were raised:

- Footbridge over to Chasewater – Members felt that there was already a footbridge from Church Street Car Park (owned by LDC) to Chasewater and what was needed was separate car parking this side of Chasewater. Members felt that parking for Chasewater would be outside of peoples’ properties and this was an ideal opportunity to get some parking solutions.
- Right of Ways – Members felt that the right of ways through the development needed to be sorted out prior to the commencement of development rather than in the future.
- Bats – Members were informed that there were a lot of bats located at St Annes Church and Chasetown Community Church.
- Members had concerns relating to over intensive use and space about dwellings and felt that this could be overcome by reducing the number of residential dwellings from 374 to 250.

- Members felt that the 'Larks Rise' Estate is a good example of how a development should look i.e. plenty of open space, sympathetically designed, adequate driveway provided for parking off road, affordable housing, attractive housing design, built-in road calming measures.

Members felt that this application should be dealt with by the Planning Committee at Lichfield District Council as this is a major development for Burntwood. Members felt that the community fund/S106 monies resulting from this development MUST be spent in Burntwood to improve infrastructure.

(COUNCILLOR NORMAN DECLARED A PERSONAL INTEREST AS HE IS CHAIR OF GOVERNORS AT CHASETOWN COMMUNITY SCHOOL).

## **27. BURNTWOOD TOWN CENTRE IMPROVEMENTS**

Members were informed that the Implementation Team of Lichfield District Council was awarded Section 106 money to deliver environmental improvements to Burntwood Town Centre. The funding was awarded in two separate allocations, the first £15,000 in September 2010 and the second £10,000 February 2013 resulting in a total of £25,000 being available to the project.

The application submitted in 2010, requested a level of funding over £100,000, in addition the application submitted in 2012 requested £34,000. Therefore the two applications were allocated significantly less money which meant that none of the sites or the proposed measures outlined in the original application were affordable.

During early 2013 the Implementation Team did meet with Highway Officers from Staffordshire County Council regarding potential improvement sites but found that costs and land ownership issues meant that the money secured was not great enough to facilitate the delivery of meaningful improvements. It was clear that new priorities which fitted within the remit of the original applications would need to be identified.

In January 2014 a site visit was held with Cllr Drinkwater, Cllr Mrs Woodward and Cllr Mrs Evans, it was agreed that wide spread pooling which was evident within the pedestrian area on the corner of Cannock Road/Water Street was a clear priority. The poor drainage in the area had resulted in pooling was obviously restricting pedestrian movement and also creating an unwelcoming environment. It was also suggested that the benches located in the pedestrian area looked worn and didn't encourage shoppers to spend time in the area.

It was agreed that estimated costs would be obtained from Staffordshire County Council to address the issue of pooling in the area. Cost were received from Staffordshire County Council in July 2014 and are within the budget available. It is therefore proposed to use the allocated Section 106 funding to appoint the Staffordshire County Council to complete these improvement work. If there is any funding remaining following the completion of the project this money will be used to purchase new benches for the pedestrian area.

The start date has not been confirmed as yet, however, the works will not commence until after the end of August 2014.

Timescales and duration of contract will be reported to the Planning Committee's September meeting. Once the start date has been confirmed the Implementation Team will speak to the traders located within the area. However, the works will not restrict

access to shop units. In addition, the project will be reported to the next Burntwood Business Community meeting on 01 September 2014.

Councillor Drinkwater, as Chairman of the Planning Committee, updated Members on the current situation and confirmed that the work was anticipated to start in October 2014 and would be finished by Christmas 2014.

Councillor Mrs Woodward confirmed that Staffordshire County Council own a significant amount of the frontage to the shops.

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

**28. ENFORCEMENT ISSUES**

No enforcement issues were raised.

(The Meeting closed at 7.44 p.m.)

Signed .....

Date .....



**APPLICATIONS FOR CONSIDERATION  
10 SEPTEMBER 2014**

	<b>APPLICATION NO.</b>	<b>WARD</b>	<b>SITE</b>	<b>PROPOSAL</b>
(1)	14/00467/FUL	Chase Terrace	Mr S Jones 7 Melford Rise Burntwood	First floor front extension over porch to form bedroom and new canopy
(2)	14/00553/COU	Chase Terrace	Mrs J Simmonds 6 Spencer Drive Burntwood	Retention of building used as a dog grooming salon
(3)	14/00594/FUL	Highfield	Mr D Tomsia 79 Lichfield Road Burntwood	Two storey side and single storey rear extension to form kitchen, shower room, utility, store, bedroom and wc
(4)	14/00689/FUL	Chasetown	LCP Properties Former Unit 15 Zone 4 Milestone Way Burntwood Business Park Burntwood	Installation of new 2.1m high steel palisade fencing and gates
(5)	14/00747/FUL	Summerfield	The Co-operative Group Unit 7 Swan Corner Shopping Centre Chase Road Burntwood	Installation of new mechanical plant at the side of the property, additional a/c units at first floor level and extend safety rail
(6)	14/00777/FUL	Highfield	Mr and Mrs Ensor 15 Church Road Burntwood	Single storey rear extension to form family room, kitchen and utility
(7)	14/00812/FUL	Chase Terrace	Mr and Mrs K Gough 74 School Lane Burntwood	Two storey rear extension to form kitchen, dining room, bedroom and porch to side