

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, CHASETOWN, BURNTWOOD ON  
THURSDAY 14 DECEMBER 2017 COMMENCING AT 7:00 PM**

**PRESENT**

Councillor Mosson (in the Chair)  
Councillors Birch, Drinkwater and Ennis

**In attendance**

Ms J Minor, Senior Administration Officer  
Two members of the public

**PUBLIC FORUM**

No comments or questions were raised by members of the public.

**36. APOLOGIES FOR ABSENCE**

Councillors Bamborough, Ms Brettell, Mrs Constable, Constable, Miss Fisher and Mrs Fisher.

**37. 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.

**38. MINUTES**

**RESOLVED** That the Minutes of the Planning Committee Meeting held on 23 November 2017 (Minute Nos. 31-35) be approved as a correct record.

**39. PLANNING APPLICATIONS**

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

- |     |              |               |   |   |
|-----|--------------|---------------|---|---|
| (a) | 17/01576/FUL | Chase Terrace | Mr J Abnett<br>Acorn Kia<br>96-98 Cannock Road<br>Chase Terrace | Variation of condition<br>4 of application<br>15/00236/FUL<br>relating to details of<br>external illuminations<br>including an<br>additional light and<br>the hours of use<br>(3pm to 10pm) |
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The following concerns were raised by Members:

- Members felt that the additional external light and hours of operation (between the hours of 3pm and 10pm) would be intrusive to residents.
- Members felt that the existing external lighting already in situ is very bright and dazzling to drivers along the Cannock Road and the additional external light would only add to the problem.

(b)	17/01608/FUL	Chase Terrace	Mr S Eccles 5 Lea Hall Drive Burntwood	Two storey rear, single storey side and front extensions to form kitchen, entrance hall, garage, utility, dining room and bedroom
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The following concerns were raised by Members:

- The Local Planning Authority to satisfy themselves that the proposed extensions do not exceed the 50% rule and complies with set regulations.
- The proposed development by reason of its size does not result in unacceptable loss of light to neighbouring property.

(c)	17/01586/COU	Chasetown	Taylor Grange Developments Ltd Former Tesco Express Cannock Road Chase Terrace	Conversion of building to form 3 no. units within the footprint of the existing building, comprising of 1 no. 24 hour gym (D2) and 2 no. retail units (A1), including 4 no. new disabled parking spaces and bin store with associated landscaping
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No objection as the site is located within the town centre boundary of Burntwood and therefore core policy 8 and policy Burntwood 3 are applicable. These policies support the regeneration of Burntwood Town Centre to provide a range of facilities including retail and leisure uses.

HOWEVER Members raised the following question:

- Why has the boundary hedges not been replaced which were unlawfully removed relating to the McDonalds application?

(d)	17/01605/FUL	Boney Hay and Central	Mr and Mrs Coates 2 Kipling Avenue	Installation of pitched dormer window to
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Burntwood

side to form en-suite

No objection.

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|-----|--------------|-------------|---|---|
| (e) | 17/01594/FUL | Gorstey Ley | Mr and Mrs Taylor<br>3 Scholars Gate<br>Burntwood | Single storey rear extension to form kitchen and dining area, conversion and extension of garage to form sun room and double garage |
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No objection.

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|-----|--------------|-----------------------|--|--|
| (f) | 17/01707/FUL | Boney Hay and Central | Mr L McMulkin<br>77A Rugeley Road<br>Chase Terrace | Erection of 1 no. four bedroom dwellinghouse |
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STRONG OBJECTION on the following grounds:

- The proposed development by reason of its size and in particular siting would result in an unacceptable loss of light and privacy and would be overbearing to neighbouring property.
- The proposed dwelling lies within the Zone of Influence of the Cannock Chase Special Area of Conservation. It has not been satisfactorily demonstrated that the development would not unacceptably impact on the ecological importance of this Special Area of Conservation.

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|-----|--------------|-----------------------|---|--|
| (g) | 17/01708/FUL | Boney Hay and Central | Mr I Esprey<br>37 Slade Avenue<br>Burntwood | Retention of detached garden building in rear garden |
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STRONG OBJECTION on the following grounds:

- The proposed development by reason of siting and in particular its size (the footprint appears to be as big as the house) and height would result in an unacceptable loss of amenity to neighbouring property in Carlton Crescent.

(The SAO informed Members that in July 2015 the Principal Planning Officer (Enforcement) had visited the site and was informed that the applicant had submitted a building regulations application for a garden shed and had been advised of the criteria to meet so that the development would not require planning permission (2.5 metres in height to the eaves and 4 metres to the ridge of the pitched roof). As the construction had not been completed it was not in breach of the regulations at that time.)

(The Meeting closed at 7:27 pm)

Signed .....

Date .....