

**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:

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| (a) | 14/00561/ADV | Central | Stoke on Trent and Staffordshire Fire and Rescue Authority
Chase Terrace Fire Station
Rugeley Road
Chase Terrace | Installation of various non-illuminated signs comprising fascia and totem |
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No objection.

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

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| (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 |
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OBJECTION on the following grounds:

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

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| (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 |
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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).

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| (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) |
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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.

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| (e) | 14/00753/FUL | Boney Hay | Mr P Evans
179 Rugeley Road
Chase Terrace | Single storey rear extension to form conservatory |
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No objection as long as the conservatory conforms with the Local Planning Authority's policy on sizing and original footprint.

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| (f) | 14/00713/FUL | Summer field | The Co-operative Food
Unit 7
Swan Corner Shopping Centre
Chase Road
Burntwood | Installation of new roller shutter to side elevation and colour variations to the shop front, both front and side |
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No objection as long as the colour is sympathetic to the environment/surrounding area.

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| (g) | 14/00773/FUL | Chasetown | Electrotest Services Ltd
Unit 6
Energy House
Zone 1
Attwood Road
Burntwood Business Park
Burntwood | Retention of portacabin to be used for offices and storage |
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No objection.

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

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| (i) | 14/00762/FUL | Chase Terrace | Mr S Hawkins
147 Holly Grove Lane
Chase Terrace | First floor side and rear extension to form bedrooms, en-suite and canopy to front |
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No objection.

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

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| (k) | 14/00786/FUL | Highfield | Mr R Tracey
24 Farewell Lane
Burntwood | First floor side extension to form bathroom |
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No objection.

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

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| (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 |
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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