

Our Ref: MD/jm

25 January 2012

To: All Members of the Town Council

Dear Councillor

PLANNING APPLICATIONS COMMITTEE

The Planning Applications Committee will meet in the **Meeting Room, rear of Burntwood Library, Sankeys Corner** on **Thursday 02 February 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 Applications Committee agenda.

CHRIS HIBBS, PRINCIPAL PLANNING OFFICER (ENFORCEMENT)

As requested by Members, Mrs Chris Hibbs, Principal Planning Officer (Enforcement), LDC will be attending the meeting to discuss matters relating to planning enforcement.

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 Applications Committee Meeting held on 12 January 2012 (Minute Nos. 58 – 63) (**CREAM ENCLOSURE**).

4. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications (**CREAM ENCLOSURE**).

5. TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

5.1 Appeal by Mr R Darby

**Proposed Development: Erection of 3 No. Dwellings and Associated Works (Outline: Layout and Access)
Land Adjacent to 236 Chase Road, Burntwood
Inspectorate Appeal Ref. Nos. APP/K3415/A/12/2168029 and 2165199**

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 exchange of written statements by the parties and a site visit by an Inspector.

Members are requested to note the above information.

6. ENFORCEMENT ISSUES RAISED BY MEMBERS

**MINUTES OF A MEETING OF THE PLANNING APPLICATIONS COMMITTEE
HELD AT BURNTWOOD LIBRARY, SANKEYS CORNER
ON THURSDAY 12 JANUARY 2012 COMMENCING AT 7.00 P.M.**

PRESENT

Councillor Mrs Evans (in the Chair)

Councillors Bradbury, Mrs Brettell, Brown, Campbell, Constable, Drinkwater, Mrs Fisher, Humphreys, Isaacs, James, Mosson, Norman, Mrs Rigby, Mrs Stokes, Taylor, Mrs Tranter, Walker MBE, Willis-Croft and Mrs Woodward.

In attendance

Mrs M Danby, Town Clerk
Two members of the public

PUBLIC PARTICIPATION (STANDING ORDER 1(E))

Mrs Shingler, a resident of Oak Lane spoke on her objection to Planning Application No. 11/01349/FUL on grounds of highway safety, environmental impact on a residential area and the proposed excessive hours of opening.

58. APOLOGIES FOR ABSENCE

Councillors Mrs Banevicius and Heath

59. 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.

60. MINUTES

RESOLVED That the Minutes of the Planning Applications Committee Meeting held on 22 December 2011 (Minute Nos. 52 - 57) be approved and adopted.

61. PLANNING APPLICATIONS

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

(a)	11/01012/FUL	Boney Hay	Mr and Mrs Mullard 183 Rugeley Road Chase Terrace	Single storey rear extension, porch and new fenestration
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No objections.

- (b) 11/01302/FUL Boney Hay Mr D Hirst
2 Wordsworth Road
Burntwood Single storey side and rear
extensions to form dining
room, living room and
bedrooms

No objections subject to the Local Planning Authority satisfying itself that the proposed development does not impinge on neighbours properties and that massing does not result in a terracing effect.

- (c) 11/01306/FUL Highfield Mr P Barnard
Castle Farm
Meg Lane
Burntwood Demolition of existing
stores and gym area and
erection of a two storey
extension forming living
room, study, wc, bedroom
with en-suite and guest
bedroom

No objections.

- (d) 11/01318/FUL Highfield Mr A Kirby
74 Woodhouses Road
Burntwood Replacement of existing
house with a 3 bedroom
detached dwelling
(amendment to scheme
approved under planning
permission 09/00185/FUL)

No objections.

- (e) 11/01348/FUL Boney Hay Mr S Hayer
43A Bells Lane
Burntwood Internal alterations to
existing shop including new
shop front, installation of
roller shutters and creation
of new entrance for self
contained flat

Objections on the following grounds:

- Excessive opening hours for a quiet residential area - residents have a right to expect a degree of peace and quiet. If the Local Planning Authority are minded to approve the application conditions are sought to see the opening hours reduced to 8 am - 8 pm Monday - Friday and 10 a.m. - 5 p.m. Saturday.
- Roller shutters would be hideous in a residential area.
- Highway safety issues:
 - i. Delivery vehicles would cause problems for other road users on the narrow Bells Lane.
 - ii. The Oak Lane/Bells Lane junction is already acknowledged by Staffordshire Highways to be a dangerous junction and increased traffic movement/parking will only add to this hazard.
 - iii. Insufficient off-road parking is identified in the application and there are

access/egress issues in customers using the proposed parking area safely.

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| (f) | 11/01349/COU | Boney Hay | Mr S Hayer
43A Bells Lane
Burntwood | Change of use and subdivision of existing shop to A5 use (take away) including new shop fronts, installation of roller shutters, extraction system and creation of new entrance for self contained flat |
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Objections on the following grounds:

- Excessive opening hours for a quiet residential area - residents have a right to expect a degree of peace and quiet. If the Local Planning Authority are minded to approve the application conditions are sought to see the opening hours reduced to 8 am - 8 pm Monday - Friday and 10 a.m. - 5 p.m. Saturday.
- Roller shutters would be hideous in a residential area.
- Highway safety issues:
 - i. Delivery vehicles would cause problems for other road users on the narrow Bells Lane.
 - ii. The Oak Lane/Bells Lane junction is already acknowledged by Staffordshire Highways to be a dangerous junction and increased traffic movement/parking will only add to this hazard.
 - iii. Insufficient off-road parking is identified in the application and there are access/egress issues in customers using the proposed parking area safely.
- Noise and odour emissions from the takeaway would be unacceptable in a residential area.
- If the Local Planning Authority is minded to approve the application conditions are sought to ensure that a delivery service cannot operate from the takeaway.
- Potential litter and anti social behaviour would be unacceptable in a quiet residential area.

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| (g) | 11/01361/FUL | Highfield | Mr D Mason
1 Squires Gate
Burntwood | Conservatory to rear |
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No objections.

62. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**62.1 Appeal by Firstpost Homes Limited
Proposed Development: Erection of 2 Five Bedroom Dwellings and
Detached Garages and Associated Works
Land at Rake Hill, Burntwood
Planning Reference: 11/00832/FUL
Inspectorate Appeal Ref. No. APP/K3415/A/11/2166004/NWF**

Lichfield District Council had advised that an Inspector had 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 will be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

RESOLVED That the information be received and noted.

63. ENFORCEMENT ISSUES

63.1 Spencer Drive, Chase Terrace - Double Yellow Lines

Members reported that there was concern that the yellow lines in Spencer Drive extended for 10m, not the 20m originally sought by the Town Council. The amendment had been acceded to by Staffordshire Highways following an objection lodged by an affected party.

Members also noted that taxis could be seen parking on the double yellow lines and queried how this would be policed and the restrictions enforced.

RESOLVED That Staffordshire Highways be requested to re-examine the parking issues in Spencer Drive with a view to extending the double yellow lines to 20m in length, as originally requested; and that the Lichfield District Parking Board be requested that the issue of enforcing the parking restrictions be investigated.

63.2 Scholars Gate, Burntwood

Members reported a long-standing problem with tree roots lifting the pathway and tree roots threatening properties. The LDC Arboricultural Officer had originally agreed that the tree should be removed but some residents had objected and the tree remained in situ. Other residents are again expressing their concerns and requesting that the tree be removed.

RESOLVED That the LDC Arboricultural Officer be requested to re-investigate with a view to resolving this issue.

(The Meeting closed at 7.50 p.m.)

Signed

Date

**BURNTWOOD TOWN COUNCIL
PLANNING APPLICATIONS COMMITTEE
23 FEBRUARY 2012**

	APPLICATION NO.	WARD	SITE	PROPOSAL
(1)	11/01335/COU	Chasetown	Mr G Singh Lambourne House Bridge Cross Road Burntwood	Conversion of first floor from snooker hall to 4 two bedroom apartments
(2)	11/01425/FUL	Chase Terrace	Mr M Carter Land rear 27 High Street Chase Terrace	Erection of a four bedroom detached dwelling and associated works
(3)	12/00054/FUL	Highfield	Mr and Mrs Steventon 2 Bramble Lane Burntwood	Two storey side extension to form kitchen and bedroom with en-suite
(4)	12/00055/FUL	Highfield	Mr S Glover Nether Lane Farm Nether Lane Burntwood	Demolition of existing building and erection of a new livestock building