

**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<br>183 Rugeley Road<br>Chase Terrace | Single storey rear extension,<br>porch and new fenestration |
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No objections.

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|-----|--------------|-----------|--|---|
| (b) | 11/01302/FUL | Boney Hay | Mr D Hirst<br>2 Wordsworth Road<br>Burntwood | Single storey side and rear<br>extensions to form dining<br>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.

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| (c) | 11/01306/FUL | Highfield | Mr P Barnard<br>Castle Farm<br>Meg Lane<br>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.

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|-----|--------------|-----------|---|--|
| (d) | 11/01318/FUL | Highfield | Mr A Kirby<br>74 Woodhouses Road<br>Burntwood | Replacement of existing house with a 3 bedroom detached dwelling (amendment to scheme approved under planning permission 09/00185/FUL) |
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No objections.

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|-----|--------------|-----------|---|--|
| (e) | 11/01348/FUL | Boney Hay | Mr S Hayer<br>43A Bells Lane<br>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<br>43A Bells Lane<br>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

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.

(g) 11/01361/FUL Highfield Mr D Mason Conservatory to rear  
1 Squires Gate  
Burntwood

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 .....