

Our Ref: SL/JM

30 June 2022

To: All Members of the Planning and Development Committee

[Councillors Flanagan [Chair], Gittings [Vice-Chair], Banevicius, Birch, Brown, Bullock, D Ennis, L Ennis, Ho, R Place, Tapper and Willis-Croft]

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Monday 11 July 2022 at 6:00 pm in the Meeting Room, Burntwood Library, Bridge Cross Road, Burntwood** to consider the following business.

Yours sincerely



Steve Lightfoot
Town Clerk

PUBLIC FORUM

As part of the Better Burntwood Concept and to promote community engagement, the public now has the opportunity to attend and speak at all of the Town Council's meetings. Please refer to the end of the agenda for details of how to participate in this meeting.

AGENDA

1. APOLOGIES FOR ABSENCE

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 and Development Committee Meeting held on 14 June 2022 [Minute Nos. 8-13] [**ENCLOSURE NO. 1**].

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications [**ENCLOSURE NO. 2**].

PUBLIC FORUM

30 minutes will be set aside at the beginning of this meeting for you to raise issues relevant to the remit of the meeting but are not already on the agenda. So that the Members of the meeting can be properly briefed in order to enable them to provide considered response to your question, please advise the Town Clerk of the question[s] you wish to ask the Council at least three working days before the meeting. The Chair of the meeting has the right to reject any representations that he/she considers not to be appropriate for the particular meeting.

The public forum session will usually be the first item on the agenda and normally will last up to 30 minutes. In some instances, it may not be possible at the meeting to provide an answer. Where that is the case a written response will be sent to your stated address and a copy will be made available for public inspection at the Town Council's offices.

With regard to planning applications the Chair also has the discretion to allow you to speak where you have a legitimate interest in the application. Again, you will need to give 3 working days' notice of your wish to speak. Where more than one person wishes to speak on a particular application the Chair may decide to limit the number of speakers or ask for a spokesperson to be appointed.

Generally, in respect of both speaking in the public forum and to specific planning applications you will have up to 3 minutes and can raise more than one issue. However, the Chair has the option to extend the time allowed to you if they think it is appropriate.

While audio and video recordings of this meeting are entirely legal, as a matter of courtesy to Town Council members who work for this town and this Council on a voluntary basis, we would be grateful if you would let the Clerk or the Chair know beforehand.

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT CHASETOWN METHODIST CHURCH, LAWNSWOOD AVENUE, BURNTWOOD ON
TUESDAY 14 JUNE 2022 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Banevicius, L Ennis, Gittings, R Place, Tapper and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Six members of the public

PUBLIC FORUM

Mrs Littlehales of Maple Close referred to planning application 22/00658/FULM – land at Maple Close and Sycamore Road [erection of 54 dwellings and associated landscaping, parking and access]. She explained to Members that Maple Close was currently a lovely quiet close consisting of private housing and the impact of the proposed development on its residents would be huge both in terms of noise, increased traffic and safety. She believed that opening up Maple Close was unnecessary and is to the detriment of its residents.

Mrs Littlehales stated that the plans and proposals that were shared with the residents prior to the public consultation event at Burntwood Library had all the proposed properties within the development accessed by one route going through the development between Maple Close and Sycamore Road. A lot of the feedback from the residents in Maple Close was that Maple Close should remain as a cul de sac as Maple Close is currently 5 metres wide and does not meet the advice of Staffordshire County Council who advise that should single access be provided to the development the access road should be 5.5 metres wide.

Mrs Littlehales pointed out that the planning statement [paragraph 2.6] refers to local housing properties being primarily two storey semi detached properties. She explained that this was factually incorrect as of 35 properties in Maple Close there are only six two storey semi-detached, the rest are either two storey detached or single storey detached bungalows. She referred to the infrastructure to support the proposed development with local health services and schools already struggling to keep up with the increased demand. She also pointed out that all vehicles onto the former Day Centre site had always accessed the site via the entrance points in Sycamore Road.

Mrs Littlehales hoped that the planning application would be refused so that further thought could be given to whether it is actually needed at this location and if it is, could it be achieved without opening up Maple Close.

8. APOLOGIES FOR ABSENCE

Councillors Brown [dispensation], Birch, Bullock and D Ennis.

9. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

The 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.

10. MINUTES

It was proposed by Councillor R Place and seconded by Councillor L Ennis and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 12 May 2022 [Minute Nos. 1-7] be approved as a correct record.

11. INFORMATION FROM THE MINUTES

Councillor Flanagan referred to planning application 22/00537/FUL in respect of 107 Springhill Road [erection of 3 no. three bedroom dwellinghouses and associated works] and informed Members that the application had been withdrawn.

12. PLANNING APPLICATIONS

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

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|-----|--------------|-------------|--|---|
| (a) | 22/00717/FUH | Gorstey Ley | Mrs J Roberts
52 Church Road
Burntwood | Erection of two
storey side and rear
extension and
single storey rear
extension |
|-----|--------------|-------------|--|---|

No objection in principle however the Planning Officer should be mindful of the comments made by Lichfield District Council's Conservation Officer.

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|-----|--------------|---------|--|--|
| (b) | 22/00761/FUH | Hunslet | Mr A Thorpe
Avalon
Bramble Lane
Burntwood | Erection of two
storey extension to
facilitate single
dwelling from 2 no.
detached dwellings |
|-----|--------------|---------|--|--|

No objection in principle however the Planning Officer should be mindful of the comments made by Lichfield District Council's Arboricultural Officer.

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|-----|--------------|-------------------------------|---|---|
| (c) | 22/00681/OUT | Summerfield
and All Saints | Mr P Fisher
Land adjacent to
18 Summerfield Road
Burntwood | Outline application
for the erection of 3
no. two bedroom
houses |
|-----|--------------|-------------------------------|---|---|

OBJECTION due to the significant changes to the street scene and the additional congestion this development would cause.

Even though it is not a planning consideration, Members raised concerns, following a comment made on LDC's planning portal by a member of the public, regarding the legal ownership of the land in question.

Members were advised that District Councillor L Ennis would be calling in this application.

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|-----|---------------|-----------|---|---|
| (d) | 22/00658/FULM | Chasetown | Bromford Housing Association
Land at
Maple Close and
Sycamore Road | Erection of 54 dwellings and associated landscaping, parking and access |
|-----|---------------|-----------|---|---|

STRONG OBJECTION due to the infrastructure of access point via Maple Close. [Road only being 5 metres wide and not meeting the advice of Staffordshire County Council who advise that should single access be provided to the development the access road should be 5.5 metres wide] and comments made by Staffordshire County Council's Flood Risk Officer, who recommends planning permission is not granted. The Town Council is mindful to change its view if further consideration is given to access and egress via Sycamore Road utilising existing drive way thus avoiding removal of the hedge and not having traffic entering the site via Maple Close cul de sac.

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|-----|--------------|--------------------------|--|---|
| (e) | 22/00801/FUH | Boney Hay
and Central | Mrs K Birks
30 Deerfold Crescent
Burntwood | Erection of single storey extension to front and rear and replacement pitched roofs to existing first floor dormers |
|-----|--------------|--------------------------|--|---|

No objection.

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|-----|--------------|------------------|--|--|
| (f) | 22/00826/FUH | Chase
Terrace | Mr and Mrs Derby
2A Kingsdown Road
Burntwood | First floor rear extension to form bedroom with en-suite |
|-----|--------------|------------------|--|--|

No objection however the Planning Officer should be mindful that the extension does not impact on the amenity of the neighbours by way of overlooking and loss of privacy.

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|-----|--------------|---------|---|--|
| (g) | 22/00657/FUH | Hunslet | Mr D Tunnicliff
9 Wilkinson Close
Burntwood | Erection of first floor side extension |
|-----|--------------|---------|---|--|

No objection in principle however the Planning Officer should be mindful of the comments made by Lichfield District Council's Arboricultural Officer.

13. TERMS OF REFERENCE FOR THE PLANNING AND DEVELOPMENT COMMITTEE

Councillor Flanagan referred to the Terms of Reference and explained that the composition had changed to 12 elected Members.

RESOLVED That the Terms of Reference be received and noted.

[The Meeting closed 6.54 at pm]

Signed

Date

Planning and Development Committee: Applications for Consideration:
11 July 2022

	Application No.	Ward	Site	Proposal
(1)	22/00829/FUH	Boney Hay and Central	Ms S Clarke 178 Rugeley Road Chase Terrace	Erection of new boundary fencing and hardstanding
(2)	22/00846/FUH	Gorstey Ley	Mr J Challoner 67 Rugeley Road Burntwood	Erection of first floor front extension
(3)	22/00810/COU	Boney Hay and Central	Mr J Bradshaw Land south of Sevens Road Rugeley Road Chase Terrace	Change of use of land to equestrian use (retrospective)
(4)	22/00897/FUH	Chase Terrace	Mr I Clegg 54 Railway Lane Burntwood	Single storey rear and side extension to form kitchen and garage
(5)	22/00836/FUL	Boney Hay and Central	Mr J Darnley 6 Birch Terrace Burntwood	Erection of a detached dwelling with garage and associated works
(6)	22/00843/FULM	Chasetown	Chasetown FC [2021] Limited Chasetown Football Club Church Street Burntwood	Demolition of buildings and structures to allow for the extension and refurbishment of the existing club house for sport and community use and replacement of existing covered seating stand, minor engineering works and landscaping
(7)	22/00921/OUT	Summerfield and All Saints	Mr P Fisher Land adjacent to 18 Summerfield Road Burntwood	Outline application for the erection of 1 no. three bedroom dwelling and 1 no. two bedroom bungalow
(8)	22/00961/FUH	Highfield	Mrs K Jackson 3 Cheshire Close Burntwood	Alterations to garage to facilitate part-conversion to bedroom and shower room