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Our Ref: SL/JM

07 December 2022

To: All Members of the Planning and Development Committee

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

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Wednesday 14 December 2022 at 6:00 pm in The Meeting Room, Old Mining College Centre, Queen Street, 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 15 November 2022 [Minute Nos. 37-42] [**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 IN THE BOARD ROOM, THE OLD MINING COLLEGE CENTRE, QUEEN STREET,
BURNTWOOD ON TUESDAY 15 NOVEMBER 2022 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bishop, L Ennis, Gittings and Willis-Croft

In attendance

Ms Minor, Deputy Clerk

PUBLIC FORUM

No questions were raised by members of the public.

37. APOLOGIES FOR ABSENCE

Councillors Banevicius, Bullock, D Ennis, Ho and R Place.

38. 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.

39. MINUTES

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

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 12 October 2022 [Minute Nos. 30-36] be approved as a correct record.

40. INFORMATION FROM THE MINUTES

Councillor Flanagan referred to planning application 22/00843/FULM – Chasetown Football [Demolition of buildings and structures to allow for the extension and refurbishment of the existing clubhouse for sport and community use and replacement of existing covered seating stand, minor engineering works and landscaping] and informed Members that the Local Planning Authority had granted permission on 07 October 2022.

Councillor Flanagan referred to planning application 21/01977/FUL – 24 Holly Grove Lane [erection of a 2-bedroom detached dwelling] and confirmed that following refusal of the application by the Local Planning Authority on 22 February 2022 an appeal had been received by the Planning Inspectorate against the refusal of the

application. 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. Councillor Flanagan confirmed that this Committee had objected to the proposal which was based on the negative impact on visibility on a busy junction outside a primary school and the detriment to the open aspect of the plot with the resultant negative change to the street scene and loss of amenity to neighbouring properties.

41. PLANNING APPLICATIONS

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

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|-----|--------------|------------------|---|--|
| (a) | 22/01370/COU | Chase
Terrace | Papa Johns [GB] Ltd
Units 23-24
Burntwood Town Shopping Centre
Cannock Road
Chase Terrace | Change of use
from vacant unit
[former bank]
[Use Class E] to a
hot food
takeaway unit
[Sui Generis]
including
associated
external
alterations |
|-----|--------------|------------------|---|--|

No objection in principle however if the Local Planning Authority is mindful to grant planning permission then the comments made by Environment Health and Staffordshire Police should be taken into account.

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|-----|--------------|-----------|---|--------------------------------------|
| (b) | 22/01457/FUH | Highfield | Miss H Williams
109 Farewell Lane
Burntwood | Erection of
replacement
garage |
|-----|--------------|-----------|---|--------------------------------------|

No objection subject to the garage not being used, sold or let as a separate dwelling and complies with Green Belt criteria. However, if the Local Planning Authority is mindful to grant planning permission then the windows should be of opaque glazing to prevent the potential of overlooking and loss of privacy to neighbouring properties.

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|-----|--------------|-----------|---|--|
| (c) | 22/00036/FUL | Highfield | Mr D Childs
Land to the East of
Ogley Hay Road
Burntwood | Demolition of
existing buildings
and erection of
a detached
dwelling |
|-----|--------------|-----------|---|--|

OBJECTION. Over development in the Green Belt by virtue of increasing the housing density in the area.

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|-----|--------------|------------------|--|---|
| (d) | 22/01430/FUL | Chase
Terrace | Mr T Scott
Land rear
62 School Lane
Burntwood | Erection of a 1-
bedroom
detached
bungalow and
associated works |
|-----|--------------|------------------|--|---|

No objection in principle however the Local Planning Authority to be mindful that if the proposal is granted that secure weatherproof cycle storage facilities are included in the conditions to comply with the sustainability policy.

(e)	22/01409/OUT	Chase Terrace	Mr C Jamu 150 Cannock Road Chase terrace	Demolition of existing house and outbuildings and erection of replacement two storey house with rear detached garage and new bungalow
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OBJECTION. The Local Planning Authority is asked to refuse this application due to the comments made by SCC Highways. However, once additional information is received then this Committee is happy to receive and review the proposal again.

(f)	22/01473/FUH	Highfield	Mrs J Williams 2 Freer Drive Burntwood	Erection of replacement porch
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No objection.

(g)	22/01362/COU	Highfield	Mr C Lee Land North East of Woodhouses Road Burntwood	Erection of replacement stable/store and shelter and change of use from agricultural to sui generis
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No objection in principle subject to the Local Planning Authority confirming that the replacement stable/store and shelter will not be used for commercial use/gain [e.g. riding school], the change of use is from agricultural to equestrian and not agricultural to sui generis and complies with Green Belt criteria.

(h)	22/01556/FUH	Summerfield & All saints	Mr A Chapman 109 Cannock Road Burntwood	Erection of two storey side extension and single storey rear extension
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No objection.

42. RING O BELLS PUBLIC HOUSE, 80 CHORLEY ROAD, BURNTWOOD

For information purposes only, Councillor Flanagan informed Members that a member of the public had approached a Councillor informing them that the Ring O Bells Public House was on the market as licensed premises with Savills for £225,000. He confirmed that to date, no planning application had been received for change of use but wanted to bring this to the attention of Members. If and when a planning application is received it will be considered by this Committee in the usual way.

[The Meeting closed at 6.28 pm]

Signed

Date

**Planning and Development Committee: Applications for Consideration:
14 December 2022**

	Application No.	Ward	Site	Proposal
(a)	22/01565/FUL	Chasetown	Mr E Morrison Acorn Kia Cannock Road Chase Terrace	Erection of single storey side extension to form toilet block
(b)	22/01588/FUH	Chase Terrace	Mr and Mrs C Peace 43 Water Street Burntwood	Erection of single storey rear extensions [resubmission of 21/02022/FUH]
(c)	22/01548/FUL	Summerfield & All Saints	Mr K Smart Land rear 107 Springhill Road Burntwood	Erection of 2 no. dwelling houses and associated works
(d)	22/01594/FUH	Highfield	Mr J Garvey Edial Farm Lichfield Road Burntwood	Widening of existing access [resubmission of 22/00991/FUH]
(e)	22/01632/FUL	Chase Terrace	Mr M Edwards Land behind 8-12 Holly Grove Lane Burntwood	Section 73 application to vary condition 2 [approved plans] of permission 19/01126/FUL to allow revised layout and substitution of house types including loft conversion and detached double garage