

Our Ref: SL/JM

08 November 2022

To: All Members of the Planning and Development Committee

[Councillors Flanagan [Chair], Gittings [Vice-Chair], 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 **Tuesday 15 November 2022 at 6:00 pm in the Board 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 12 October 2022 [Minute Nos. 30-36] **[ENCLOSURE NO. 1]**.

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

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

6. RING O BELLS PUBLIC HOUSE, CHORLEY ROAD, BURNTWOOD

The Chair to provide a verbal update.

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 WEDNESDAY 12 OCTOBER 2022 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Banevicius, Birch, Bishop [from 6.13 pm], Bullock, D Ennis, L Ennis, Gittings, Ho and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Councillor Taylor
One member of the public

PUBLIC FORUM

No questions were raised by members of the public.

30. APOLOGIES FOR ABSENCE

Councillor R Place.

31. 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.

32. MINUTES

It was proposed by Councillor Birch and seconded by Councillor D Ennis and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 13 September 2022 [Minute Nos. 25-29] be approved as a correct record.

33. INFORMATION FROM THE MINUTES

Councillor Flanagan referred to planning application 22/01222/FUH – 34 Leam Drive [erection of single storey double garage with stores] and explained that an amended application had been received. He explained that the amendment related to a reduction in the proposal size. He stated that due to time restrictions that the same comment i.e. "No Objection" had been submitted to the Local Planning Authority.

Councillor Flanagan referred to planning application 22/01225/FULM – Land to the west of Cannock Road and north of Robin Road, Burntwood Business Park, Zone 3, Cannel Road [erection of 4 industrial buildings consisting of 3 buildings containing 9 units [3,305 sqm total] class B8 with ancillary offices, trade counters and showroom; and 1 detached building [1,450 sqm] class B8/B2 with access and associated service yard, car parking and landscaping] and explained that an amended application had been received. He stated that following an email sent to Committee Members on 26 September 2022 and having reviewed the amended plans he felt that the Committee needed to provide an updated response. He stated that following Committee Members responses and due to time restrictions that “No objection in principle however the Local Planning Authority should be mindful of the comments made by the Environmental Health Officer and the Flood Risk Officer” had been submitted to the Local Planning Authority.

Councillor Flanagan referred to planning application 19/01162/COUM – Former Southwinds Nursing Home, 17 Chase Road [change of use from residential care home [class C2] to 10 no. flats [class C3]. Works including window amendment to front elevation with balcony to rear elevations] and confirmed that even though the Committee had made an Objection [Objection even though in principle flats in Burntwood are acceptable, the proposed development fails to provide sufficient parking provision. The development is therefore considered to have a detrimental impact and is contrary to Policy ST2 [Parking Provision] and the large dormer roof and balcony to the rear elevations would have a detrimental impact on properties in Fairford Gardens], the Planning Authority had granted permission on 22 September 2022.

34. PLANNING APPLICATIONS

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

- | | | | | |
|---------------|--------------|----------------------------------|---|--|
| (a) | 22/01307/FUH | Chase
Terrace | Mr C Eastup
60 Cannock Road
Chase Terrace | Erection of single storey rear and first floor side extension over existing garage |
| No objection. | | | | |
| (b) | 22/00588/FUL | Chasetown | Midland Heart
Uxbridge Court
High Street
Chasetown | Replacement of windows, doors and associated works |
| No objection. | | | | |
| (c) | 22/01324/DEM | Summerfield
and All
Saints | Mr A Sandhu
Former Fulfen Practice
Burntwood Health Centre
Hudson Drive
Burntwood | Prior Notification:
Demolition of former health centre building |

No objection.

[Councillor Birch informed Members that the application had been approved on 11 October 2022].

- | | | | | |
|--|--------------|----------------------------|--|--|
| (d) | 22/00991/FUH | Highfield | Mr J Garvey
Edial Farm
Lichfield Road
Burntwood | Widening of existing access |
| No objection. | | | | |
| (e) | 22/01378/FUH | Summerfield and All Saints | Mr K Bailey
7 Summerfield Road
Burntwood | Erection of two storey side extension to form bedrooms, kitchen and dining room |
| No objection. | | | | |
| (f) | 22/01178/FUL | Highfield | Mr C Woodward
5 Ashmole Avenue
Burntwood | Erection of new two storey three-bedroomed detached dwelling |
| 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 as the current proposal is against the sustainability policy. | | | | |
| (g) | 22/01399/FUH | Gorstey Ley | Mr T Pugh
3 Canterbury Drive
Burntwood | Erection of replacement roof including existing conservatory, installation of 1 no. roof light and solar panels, erection of front porch canopy, change of material on entrance wall and internal alterations |
| No objection. | | | | |
| (h) | 22/01374/FUL | Highfield | Mr N and Mr A Tully
The Drill Inn
33 Springle Styche Lane
Burntwood | Retention of hard standing, outdoor kitchen and engineering operations and retention of a marquee extension, 4 no. outdoor dining cabinets, shipping container and trailer bar for a temporary period of 2 years |
| Following a lengthy debate, it was proposed by Councillor Birch and seconded by Councillor L Ennis and following a show of hands [5 For, 3 Against, 1 Abstention] it was agreed that the following Objection would be forwarded to the Local Planning Authority: | | | | |
| Objection - the proposal is not sustainable development in the Green Belt. The proposal is over development in the Green Belt which is contrary to Green Belt policy. | | | | |
| (i) | 22/01434/FUH | Chase Terrace | Mr K Adams
164 Cannock Road
Chase Terrace | Proposed first floor extension |
| No objection. | | | | |

Councillor Flanagan informed Members that due to time restrictions and the Committee cycle, the following two CIL applications would be considered and determined by this Committee. He stated that members of the Planning Advisory Group had been emailed on 29 September 2022 with full details of the two applications and comments had been received back. The Group, in principle, had been supportive of the applications.

35. COMMUNITY INFRASTRUCTURE LEVY [CIL] APPLICATION – BURNTWOOD LEISURE CENTRE PLAY PARK EQUIPMENT

Members considered in depth an application from Lichfield District Council in respect of Burntwood Leisure Centre play park. Members were informed that the project is to replace the existing play park equipment which is over 20 years old and at the end of its usable life. Due to the equipment being determined as unsafe, the area is currently closed off from public use.

Councillor Ho supported the contribution towards the replacement of the play equipment and informed Members that he had had several discussions with the Leader of the District Council, District Councillor Pullen regarding this matter.

Councillor D Ennis was also supportive of this project and confirmed that he had had meetings with stakeholders for over 12 months but he felt that in comparison to what had been spent at Burntwood Park [c£116,000] the £29,389.07 total cost for this project would only result in replica equipment being installed. He stated that he would have liked to have seen more equipment.

Councillor Birch was also 100% in favour of this project as there was not much provision in the Chasetown Ward however he agreed with Councillor D Ennis in that the project would only provide the same as what is there at the moment.

Councillor Banevicius stated that it was disappointing to note that nothing was included in the project for children with disabilities, such as autism. She felt that the project should be inclusive of all children with special needs as they are encouraged to use the facilities inside the leisure centre but will be unable to access the new play park equipment outside.

Councillor Ho totally agreed with Councillor Banevicius and confirmed that the new play equipment at Chasewater was for the use of all children with or without special needs. He also suggested that due to the siting of the new play equipment near to the car park, if a barrier/fencing could be erected around the site.

It was proposed by Councillor D Ennis and seconded by Councillor Ho and following a unanimous show of hands it was

RESOLVED That the application from Burntwood Leisure Centre Play Park in the sum of £5,000 [from the Community Infrastructure Levy Fund] be approved however the Committee asks that Lichfield District Council looks again at the equipment to be provided so that it is suitable for children with or without special needs.

36. COMMUNITY INFRASTRUCTURE LEVY [CIL] APPLICATION – TOILET BLOCK

Members considered in depth an application from Chasetown Football Club in respect of a toilet block. Members were informed that the Club were in desperate need of a new toilet block to provide suitable facilities.

Councillor D Ennis informed Members that the Club were working strongly with the community and provided accommodation for a Bright Beginnings Toddle Waddle Group, Fun Club Youth Club etc during the week.

Councillor Birch was supportive of the proposal however the project name "Toilet Block – Ladies, Disabled with Baby Change Facilities" was not inclusive and needed to be renamed e.g. "Toilet Block – Parents, Disabled with Baby Change Facilities".

Councillor Flanagan informed Members that Burntwood Action Group also mentioned in their comments the need to be mindful that changing facilities should be accessible to fathers and male carers as well as mothers/women.

It was proposed by Councillor D Ennis and seconded by Councillor Birch and following a unanimous show of hands it was

RESOLVED That the application from Chasetown Football Club – Toilet Block in the sum of £16,000 [from the Community Infrastructure Levy Fund] be approved subject to clarification about labelling of the toilets and use [e.g. gender neutral - suitable for, applicable to, or common to both male and female genders].

[The Meeting closed at 6:54 pm]

Signed

Date

**Planning and Development Committee: Applications for Consideration:
15 November 2022**

	Application No.	Ward	Site	Proposal
(1)	22/01370/COU	Chase Terrace	Papa Johns [GB] Limited 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
(2)	22/01457/FUH	Highfield	Miss H Williams 109 Farewell Lane Burntwood	Erection of replacement garage
(3)	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
(4)	22/01430/FUL	Chase Terrace	Mr T Scott Land rear 62 School Lane Burntwood	Erection of a 1-bedroom detached bungalow and associated works
(5)	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
(6)	22/01473/FUH	Highfield	Mrs J Williams 2 Freer Drive Burntwood	Erection of replacement porch
(7)	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
(8)	22/01556/FUH	Summerfield and All Saints	Mr A Chapman 109 Cannock Road Burntwood	Erection of two storey side extension and single storey rear extension