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Our Ref: GH/JM

13 July 2021

To: All Members of the Planning and Development Committee
[Councillors Birch [Chair], Gittings [Vice-Chair], Brown, Bullock, D Ennis, Flanagan, M Place R Place, Taylor and Willis-Croft]

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Tuesday 20 July 2021 at 6:00 pm in the 71 Room at Burntwood Memorial Institute, Rugeley Road, Burntwood** to consider the following business.

Yours sincerely

Graham Hunt
Town Clerk

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 24 February 2021 [Minute Nos. 7-11] [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 Chairman 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 Chairman 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 Chairman 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 Chairman 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 Chairman know beforehand.

**MINUTES OF A VIRTUAL MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD ON WEDNESDAY 24 FEBRUARY 2021 COMMENCING AT 6.00 PM**

PRESENT

Councillor Birch [in the Chair]

Councillors Bullock, L Ennis [substitute], D Ennis, Evans [substitute], Gittings, Flanagan, Loughbrough
Rudd, R Place and Willis-Croft

In attendance

G Hunt, Town Clerk

Ms J Minor, Deputy Town Clerk

Councillor Westwood

Councillor Woodward

Four members of the public

PUBLIC FORUM

No questions were raised by members of the public.

7. APOLOGIES FOR ABSENCE

None as all Members were present.

8. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

The District Councillors present [Councillors Birch and Evans] 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.

Councillor Evans declared an interest in planning application 21/00155/FUL - Land adjacent, 24 Farewell Lane as she had met with the applicant and would not vote on this application or take part in the discussion.

9. MINUTES

It was proposed by Councillor R Place 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 15 July 2020 [Minute Nos. 1-6] be approved as a correct record.

10. INFORMATION FROM THE MINUTES

Councillor Birch referred to planning application 20/000261/FUL in respect of Padbury Lane Farm, Padbury Lane which the Town Council had been consulted on earlier in the year. He

explained that this was for the retention of a substantial dwelling which included an indoor swimming pool built as a temporary dwelling whilst the main dwelling on the property was renovated. Once the main renovations were completed the temporary building was meant to be removed as the location is within the Green Belt.

Instead, an application was made for the retention of the temporary building. Councillor Birch suggested that due to its brick construction and the provision of an indoor swimming pool this building was never intended to be temporary. The Town Council's Planning and Development Committee objected on the grounds of this being inappropriate development within the Green Belt and submitted a strong objection. However, in May the application was approved by Planning Officers at Lichfield District Council without being considered by the District Council's Planning Committee.

Councillor Birch was concerned that the Town Council's objection had not been referred to the Planning Committee. He felt that it was inappropriate that the application had been determined by officers in view of the Town Council's strong objection.

Councillor Birch suggested that he wrote to Lichfield District Council expressing the Town Council's concerns regarding development in the Green Belt being decided by Planning Officers and no formal debate being undertaken. Councillor D Ennis supported Councillor Birch's view. Councillor R Place asked if the application had been called in. Councillor Evans suggested that the safest way to ensure that an application is considered by the Planning Committee was for it to be called in by the District Ward Member.

The Committee unanimously **AGREED** that Councillor Birch should write to Lichfield District Council expressing the Town Council's concerns at the way in which this application had been determined.

11. PLANNING APPLICATIONS

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

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|-----|---------------|-----------|--|--|
| (a) | 21/00016/FULM | Chasetown | Mr N Sellman
Former Site of
Bridge Cross Garage
Cannock Road
Chase Terrace | Erection of 3 storey, 78 bed care home with associated car parking and access arrangements |
|-----|---------------|-----------|--|--|

In considering this application the Members of the Committee made the following observations:

- The proposal was contrary to the Burntwood Neighbourhood Plan. The site is included in the town centre boundary and is earmarked for new and enhanced development for retail, office, food, and drinks uses.
- The Members felt that the proposal was premature as Lichfield District Council had just started a detailed economic survey of Sankey's Corner which was not due to be completed before the summer 2021. It was believed the survey would provide information on any potential barriers to the development of this site for the purposes set out in the Neighbourhood Plan.
- The proposal made no provision to allow access from Cannock Road to the development

land at the rear of the application site.

- Onsite parking appeared to be inadequate and would lead to additional pressure on existing parking areas.
- Access to the site was off Cannock Road and Members were concerned that it would lead to further congestion in this part of the town.
- No thought had been given to the environmental impact of the development which was again contrary to the Neighbourhood Plan.
- Members questioned the value of the development to the local area. In particular was their sufficient local demand for a scheme of this size, employees would most likely come from outside of the area and there was no guarantee that the care home, once constructed, would use local suppliers. Councillor Birch in acknowledging these concerns pointed out they were not planning considerations and could not form the basis of the Town Council's response.

Members were informed by Councillor D Ennis as the District Ward Member he had called in the application.

The following motion was proposed by Councillor D Ennis and seconded by Councillor Flanagan and following a vote [8 for and 2 abstained] it was

RESOLVED That the following be submitted to Lichfield District Council:
OBJECTION in principle as the proposal is contrary to the Burntwood Neighbourhood Plan.

(b)	21/00155/FUL	Highfield	Mr J Banevicius Land adjacent 24 Farewell Lane Burntwood	Erection of 2 five-bedroom detached dwellings and associated works
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Members were informed that the previous application which had been approved was for the erection of 2 no. four bedroom detached dwellings and associated works and that the visibility splays to either side of the access had already been provided as well as a vehicular dropped crossing.

Members raised concerns regarding adequate parking provision given the proposal was for two five-bedroom detached dwellings and that there was only five spaces provided.

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

RESOLVED That the following be submitted to Lichfield District Council:

NO OBJECTION in principle however the Local Planning Authority to satisfy themselves that there is adequate parking provision.

[The Meeting closed at 7.40 pm]

Signed

Date

Planning and Development Committee: Applications for Consideration: 20 July 2021

	Application No.	Ward	Site	Proposal
(1)	21/01244/FUH	Gorstey Ley	Mr and Mrs Wrigley 49 Church Road Burntwood	Erection of a side and rear extension to existing bungalow and demolition of existing detached garage [scheme is a redesign of previously approved application 21/00621/FUH due to location of Severn Trent pipework]
(2)	21/01230/FUH	Summerfield and All Saints	Mr R Parker 24 St Pauls Road Burntwood	Conversion of garage into kitchen and shower room
(3)	21/00966/FUH	Chase Terrace	Mr A Smith 82 Ironstone Road Burntwood	Erection of a single storey rear extension
(4)	21/01265/FUH	Chase Terrace	Mr A Stringer 12 Windsor Close Burntwood	Erection of a side extension to dwelling
(5)	21/00914/FULM		London & Cambridge Properties Ltd Bromford Housing Land off Milestone Way Burntwood	Residential development comprising 87 dwellings [100% affordable dwellings], including formation of vehicular access, associated landscaping and site remediation
(6)	21/01054/FUL		London & Cambridge Properties Ltd Land off Milestone Way Burntwood	Erection of a Drive-Thru Coffee Shop [Use Class E] including formation of access, car parking, landscaping, associated works and signage
(7)	21/01282/FUH	Summerfield and All Saints	Mr and Mrs L Manning 68 Chase Road Burntwood	Erection of a two storey side extension
(8)	21/01296/FUH	Chase Terrace	Mr and Mrs W Hipkiss 134 Cannock Road Chase Terrace	Erection of a single storey front extension and summer house

ENCLOSURE NO. 2