



BONEY HAY
BURNTWOOD
CHASE TERRACE
CHASETOWN

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Our Ref: GH/JM

08 August 2019

To: All Members of the Planning and Development Committee
[Councillors Birch [Chairman], Gittings [Vice-Chairman], Brown, Denton, Darren Ennis, Flanagan, Loughbrough Heron, Place, Taylor and Willis-Croft]

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet in the Ron Bradbury Room, The Old Mining College Centre, Queen Street, Chasetown, Burntwood on Thursday 15 August 2019 at 6:00 pm to consider the following business.

Plans will be available for inspection at the Town Council's office during normal office hours and will be on display at the Old Mining College Centre on the day of the meeting.

Yours sincerely

Graham Hunt
Town Clerk

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.

PUBLIC PARTICIPATION (STANDING ORDER 1(E))

Members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business included on the following Planning and Development Committee agenda. Any speaker will have 3 minutes to speak as indicated in the notes at the end of the Agenda.

AGENDA

1. APOLOGIES

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 17 July 2019 [Minute Nos. 8-16] [ENCLOSURE NO. 1].

4. **MATTERS ARISING**

5. **PLANNING APPLICATIONS**

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

6. **ADVERTISING BANNERS**

7. **NEIGHBOURHOOD PLANNING TASK AND FINISH GROUP**

PUBLIC FORUM SESSION AT PLANNING AND DEVELOPMENT COMMITTEE MEETINGS

Individuals wishing to make representations have an opportunity to speak at each Planning and Development Committee meeting subject to the following conditions:

- 1. *The Public Forum session will usually be the first item on the Agenda.*
- 2. *The Public Forum will last up to 15 minutes and residents of Burntwood or their agent can ask the Council a question (or make a statement). In the case of non-domestic representations an agent will be allowed to speak.*
- 3. *The statement or question must relate to any item of business included on the Planning and Development Committee Agenda.*
- 4. *Matters relating to the conduct of any individual councillor or officer will not be permitted – in such circumstances you should write to the Council.*
- 5. *The speaker will be allowed to speak for up to 3 minutes and can raise more than one issue within the overall limit of 3 minutes allowed to you.*
- 6. *Only one speaker will be allowed to speak in favour of a planning application and only one speaker will be allowed to speak against a planning application.*
- 7. *After each speaker the Committee Chairman (or his/her representative) will answer the question or give notice that he/she will provide a written answer as soon as possible.*
- 8. *If a written answer is to be given this will be sent to you at your stated address and a copy will be made available for public inspection at the Town Council's offices.*

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, CHASETOWN, BURNTWOOD ON
WEDNESDAY 17 JULY 2019 COMMENCING AT 6.00 PM**

PRESENT

Councillor Birch [in the Chair]
Councillors Brown, Flanagan, Gittings, Loughbrough Heron and Willis-Croft

In attendance

G Hunt, Town Clerk
Ms J Minor, Senior Administration Officer
Councillor Westwood

PUBLIC FORUM

No issues were raised by members of the public.

8. APOLOGIES FOR ABSENCE

Councillor Denton, D Ennis, Place and Taylor.

9. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

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.

10. MINUTES

Councillor Flanagan made reference to his arrival time at the meeting on 27 June 2019 and suggested that in future arrival times are recorded in the minutes themselves as he would have made a non-prejudicial interest in planning application 19/00689/FUL [St Joseph and St Theresa Roman Catholic Primary School] as he was previously Chair of Governors and a non-prejudicial interest planning application 19/00706/COU [19 Chase Road] as the applicant is known to him.

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 27 June 2019 [Minute Nos. 1-7] be approved as a correct record.

11. MATTERS ARISING

Councillor Birch made reference to planning application 19/00676/FUL [Erection of a drive-thru restaurant [use classes A3/A5] including formation of an access off Robins Road, car parking, landscaping and associated works] and informed members that following the

meeting on 27 June 2019 he had emailed County Councillor Fisher, Cabinet Members for Highways and Transport at Staffordshire County Council. County Councillor Fisher had indicated that the officer dealing with the application had requested quite a bit of information from the developer which had not yet been received. Once the officer had received the information he would make his recommendation.

12. PLANNING APPLICATIONS

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

- | | | | | |
|-----|--------------|-------------------------------|--|---|
| (a) | 19/00917/FUH | Summerfield
and All Saints | Mr and Mrs N Holmes
70 Springhill Road
Burntwood | Loft/first floor
extension to rear with
installation of 2 no.
dormers to sides over
existing rear extension |
|-----|--------------|-------------------------------|--|---|

No objection.

- | | | | | |
|-----|--------------|-------------|---|---|
| (b) | 19/00941/FUH | Gorstey Ley | Mr A Ritchie
50 Gorstey Lea
Burntwood | Two storey extension
to front and side |
|-----|--------------|-------------|---|---|

No objection.

- | | | | | |
|-----|--------------|-------------------------------|---|--|
| (c) | 19/00956/FUH | Summerfield
and All Saints | Mr and Mrs Dove
80 Leafenden Avenue
Burntwood | First floor extension to
front and installation of
new front porch |
|-----|--------------|-------------------------------|---|--|

No objection.

- | | | | | |
|-----|--------------|---------------|---|--|
| (d) | 19/00936/COU | Chase Terrace | Advance Housing
60 Ironstone Road
Burntwood | Change of use of
outbuilding from office
to residential bedsit |
|-----|--------------|---------------|---|--|

OBJECTION even though the use as “residential” is acceptable in principle, Members felt that the building would not provide adequate living accommodation due to its very small size and this is made worse by the configuration of the rooms [no lobby between the bathroom and kitchen].

[MEMBERS WERE INFORMED THAT COUNCILLOR NORMAN, AS WARD MEMBER, HAD CALLED IN THIS APPLICATION AS DISTRICT COUNCILLOR FOR CHASE TERRACE].

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|-----|--------------|---------------|---|------------------------------------|
| (e) | 19/00970/FUH | Chase Terrace | Mr S Rhodes
29 New Street
Chase Terrace | Single storey extension
to rear |
|-----|--------------|---------------|---|------------------------------------|

No objection.

- | | | | | |
|-----|--------------|-----------|---|---|
| (f) | 19/00958/FUL | Highfield | Mr and Mrs H Freeman
223 Rugeley Road
Burntwood | Demolition of existing
dwelling and erection
of replacement |
|-----|--------------|-----------|---|---|

dwelling and associated works

No objection.

- | | | | | |
|-----|------------------|-----------|---|---|
| (g) | 19/00953/DEMC ON | Highfield | Bromford Housing
Garages 1 - 10
St Matthews Road
Burntwood | Prior notification for
demolition of 10 no.
brick built single
garages |
|-----|------------------|-----------|---|---|

No objection in principle however the Local Planning Authority must ensure that the roof sheeting which consists of asbestos is disposed of in the proper manner.

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|-----|------------------|-----------|--|--|
| (h) | 19/00954/DEMC ON | Chasetown | Bromford Housing
Garages 16 - 20
Laburnum Grove
Burntwood | Prior notification for
demolition of 5 no.
brick built single
garages |
|-----|------------------|-----------|--|--|

No objection in principle however the Local Planning Authority must ensure that the roof sheeting which consists of asbestos is disposed of in the proper manner.

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|-----|--------------|---------|---|--|
| (i) | 19/00960/FUH | Hunslet | Mr S Roberts
Wentworth House
5 Rake Hill
Burntwood | Single storey extension
to rear with balcony
above |
|-----|--------------|---------|---|--|

No objection in principle as long as the trees covered by a Tree Preservation Order are not affected.

- | | | | | |
|-----|--------------|-------------------------------|---|--|
| (j) | 19/00982/FUH | Summerfield
and All Saints | Mr Murcott
62 Springhill Road
Burntwood | Single storey rear
extension and canopy
to front elevation |
|-----|--------------|-------------------------------|---|--|

No objection.

13. BUILDINGS OF SPECIAL INTEREST CONSULTATION

The Town Clerk explained that the purpose of the report was to inform the Planning and Development Committee of a current public consultation being undertaken by Lichfield District Council [LDC] in respect Locally Important Buildings.

By way of background information the Town Clerk advised that under the provisions of the National Planning Policy Framework local planning authorities are advised to develop a 'positive strategy' in respect of the historic environment. It already has designated 22 conservation areas. Within these areas 484 buildings have been included on the List of Buildings of Architectural Historic Interest [Local List]. These are buildings and structures that have a degree of merit, which should be taken into account when planning applications are being determined, but do not have a statutory designation. Inclusion on the list does not provide any additional planning controls or prevent development or change. Permitted development rights remain intact.

LDC has now started a phased review of the district to identify potential buildings or inclusion on the Local List located outside of designated conservation areas. The review has started with the parishes of Burntwood, Hammerwich and Wall.

The Town Clerk explained that LDC has identified 34 buildings and structures in Burntwood that it would like to include on the Local List. The local community has until 11 August 2019 to respond to the consultation. The range of the proposals is wide including a finger post, telephone kiosk and several public houses. The Old Mining College Centre is included on list. The criteria for selection are set in the Historic Environment Planning Document which forms part of the Local Plan and can be summarised as follows:

- Special architectural or landscape interest
- Special historic (social, economic or cultural) interest
- Association with well-known persons or events
- Contribution to the streetscape/townscape
- Group value of buildings

The Town Clerk stated that the Draft Neighbourhood Plan [DNP] recognises the need for the protection of non-designated buildings and structures. Currently there are only 15 Listed Buildings within Burntwood which provides limited statutory protection for the historic parts of the town's environment. There are no Locally Listed Buildings. The DNP includes a policy designed to supplement the statutory protection already in place. Policy B7 Conserving and Enhancing Local Non – Designated Heritage Assets requires that development proposals "should identify and assess any potential impact on these assets". It further recognises the need to produce a list of these assets. The list that has been provided by LDC, as part of the current consultation, is consistent with the approach outlined in the DNP and therefore is welcomed.

Local interest groups such as the Burntwood Heritage Group will also be able to comment on the proposed Local List through the current public consultation exercise.

The Town Clerk explained that from a specific Town Council perspective the inclusion of the Old Mining College Centre does not impose any additional responsibilities in terms of the use or management of the building. Similarly, inclusion on the list will not restrict any plans the Town Council may have in the future. Particularly as a key component of any future plans would be to retain and enhance the historic character of the building.

The Town Clerk explained that the proposed Local List poses no additional financial implications for the Town Council.

The creation of a Local List of buildings and structures of historic merit for Burntwood is to be welcomed. It is entirely consistent with the DNP and will enhance the protection of the town's historic assets and provide a useful framework to guide new development.

Councillor Loughbrough Heron made reference to Page 13 - 2.1.2 Summerfield and All Saints and asked whether The Star Public House was in fact in the Summerfield and All Saints Ward.

Councillor Flanagan made reference to the Town Clerk's report [3.0 - The proposed local list for Burntwood] and in particular the 15 listed buildings within Burntwood. The Town Clerk explained that the list of buildings should be listed in the Local Plan.

RECOMMENDED that the Planning and Development Committee endorse the proposed Local List as set out by LDC and authorise the Town Clerk to write to the District Council confirming the Town Council's support for the process.

**14. HIGHWAYS ACT 1980 SECTION 119
PROPOSED DIVERSIONS OF PUBLIC FOOTPATH NO. 0.333
MILESTONE WAY, BURNTWOOD**

Members were informed that a proposed footpath diversion had been submitted by Taylor Wimpey to Lichfield District Council to divert public footpaths No. 0.333 at Milestone Way, Burntwood. The diversion had been requested by Taylor Wimpey as a result of the residential development on the site at Milestone Way.

RESOLVED that it would appear to improve access to the footbridge over the bypass to Chasewater and therefore is to be welcomed.

15. GREEN BELT REVIEW

Members were informed that Lichfield District Council had been consulting on the methodology of the Green Belt review.

Councillor Birch informed members that he had drafted a response to Lichfield District Council [copy circulated at the meeting] and asked members present to inform him by 2pm on Friday 19 July 2019 of any further comments they wished to be included in the response.

Councillor Birch explained that Burntwood Town Council were not consulted specifically on this matter however there was a need to protect our Green Belt boundary. The Town Clerk stated that it was hoped that cross boundary dialog was going on.

16. NEIGHBOURHOOD PLANNING TASK AND FINISH GROUP

The Town Clerk explained that a task and finish group was a very useful way of focusing members on specific issues [Lichfield District Council will be reviewing their Local Plan].

The Town Clerk explained that at the last meeting of the Neighbourhood Plan Task and Finish Group held on 21 June 2019 it was suggested that a parallel task and finish group be set up however it had been suggested that this task and finish group would be chaired by someone other than the Chairman of the Neighbourhood Plan Task and Finish Group.

Councillor Birch as Chairman of the Planning and Development Committee thought that it might be more open and transparent not to be himself and asked if a member present would like the opportunity to develop chairman skills by chairing the new Neighbourhood Planning Task and Finish Group.

The Town Clerk explained that the task and finish group would invite members of the Neighbourhood Plan Task and Finish Group [a maximum of 12 members] and that this group would report into the Planning and Development Committee in due course.

RECOMMENDED that the Town Clerk be instructed to set up a Neighbourhood Planning Task and Finish Group to be chaired by Councillor Flanagan.

[The Meeting closed at 6.30 pm]

Signed

Date

Planning and Development Committee: Applications for Consideration: 15 August 2019

	Application No.	Ward	Site	Proposal
(1)	19/00967/FUH	Highfield	Mr D Higgs 14 St Matthews Road Burntwood	Installation of dropped kerb to front of property
(2)	19/01029/FUH	Highfield	Mr S Moor Pipe Hall Old Barn Abnalls Lane Burntwood	Single storey and two storey extensions to side and rear; internal remodelling including structural alterations and amended window openings
(3)	19/01030/LBC	Highfield	Mr S Moor Pipe Hall Old Barn Abnalls Lane Burntwood	Works to listed building to allow erection of single storey and two storey extensions to side and rear; internal remodelling including structural alterations and amended window openings
(4)	19/01016/COU	Chasetown	Mrs M Chislaghi Chasewater Country Park Pool Lane Burntwood	Change of use of office, wc and store to ice cream parlour, office and store including single storey extension to side
(5)	19/00687/FUL	Summerfield and All Saints	S Lester Packing Materials Limited Unit 2 Mount Road Burntwood	Replacement storage building to the rear of Unit 2
(6)	19/01048/FUH	Chase Terrace	Mr I Smart 31 Thorpe Street Burntwood	Single storey rear extension
(7)	19/01051/FUH	Hunslet	Mr C Preston 39 Boulton Close Burntwood	Retention of brick built outbuilding in rear garden
(8)	19/01054/FUH	Chase Terrace	Mr P Cameron 65 Kingsdown Road Burntwood	First floor extension to side and rear and single storey extension to rear including demolition of rear conservatory

	Application No.	Ward	Site	Proposal
(9)	19/01061/FUH	Boney Hay and Central	Mr and Mrs Thompson 215 Rugeley Road Chase Terrace	Erection of outbuilding to form single storey residential annexe
(10)	19/01093/FUL	Chasetown	Mr A Hutchinson Burntwood Leisure Centre High Street Chasetown	Variation of condition no. 1 of application 14/00892/FUL in relation to the retention of a two storey modular building for NHS walk in health clinic
(11)	19/01107/FUH	Chase Terrace	Mr M Stanley 26 High Street Chase Terrace	Single storey extension to rear
(12)	19/01002/COU	Gorstey Ley	Miss L Fawdrey 39 Rugeley Road Burntwood	Erection of detached timber clad building to create dog grooming facility
(13)	19/01081/PNH	Chase Terrace	Mrs M Ingram 7 Thorpe Avenue Burntwood	Prior Notification: Proposed single storey extension to rear projecting 2.6 m from the rear wall of the original dwelling and reaching a maximum height of 2.4 m
(14)	19/01130/FUH	Hunslet	Mr R Smith 35 Highfield Road Burntwood	Single storey front and first floor side extensions to form garage and bedrooms