

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, CHASETOWN, BURNTWOOD ON
WEDNESDAY 11 SEPTEMBER 2019 COMMENCING AT 6.00 PM**

PRESENT

Councillor Birch [in the Chair]

Councillors Brown, Flanagan, Gittings, Loughbrough Heron, Taylor and Willis-Croft

In attendance

G Hunt, Town Clerk

Ms J Minor, Senior Administration Officer

Councillor Evans

Councillor L Ennis

Councillor Westwood

Two members of the public

PUBLIC FORUM

Ms Dwyer of Chase Road made reference to planning application 19/01162/COUM [Southwinds Nursing Home, 17 Chase Road - change of use from residential care home [class C2] to 11 no. flats [class C3]. Works including window amendment to front elevation with dormer roof and balcony to rear elevations] and set out her objections namely the loss of a residential care home would be an incredible loss to the community, overlooking into existing properties on Fairford Gardens [as the levels of the care home and Chase Road are much higher than Fairford Gardens], highway issues as Chase Road is too narrow and is a main commuter route and the lack of suitable parking.

24. APOLOGIES FOR ABSENCE

Councillors D Ennis and Place.

25. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

Councillor Gittings declared a personal interest in planning application 19/01162/COUM [Southwinds Nursing Home, 17 Chase Road] as the applicant is known to her.

Councillor Gittings declared a personal interest in planning application 19/01178/FUH [10 Darwin Close] as the applicant is known to her.

Councillor Taylor declared a personal interest in planning application 19/00987/FUH [34 Chase Road] as the applicant is known to him.

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.

26. MINUTES

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 15 August 2019 [Minute Nos. 17-23] be approved as a correct record.

27. MATTERS ARISING

Councillor Birch made reference to planning application 19/00936/COU - 60 Ironstone Road [Change of use of outbuilding from office to residential bedsit] and informed Members that Councillor Woodward had attended the Planning Committee meeting held on 02 September 2019 at Lichfield District Council on behalf of residents to object to the proposed additional bedsit. Members were informed that the application had been recommended for approval by Lichfield District Council Planning Officers however the application was refused by the Planning Committee [disturbance to neighbours and highway issues].

Councillor Birch made reference to planning application 19/00676/FUL - Land off Milestone Way, [part of the blue hoarded site] [Construction 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 Staffordshire County Council, as Highway Authority had no objections on highway grounds to the proposed development subject to the following conditions being included on any approval:

1. Prior to commencement of development full details of new access including visibility splays, vehicle tracking of largest expected vehicle and lighting at the access shall be submitted to and approved in writing by the Local Planning Authority. The new access shall thereafter be provided in accordance with the approved details prior to construction of the development.
2. Prior to first use of the development details of secure cycle parking shall be submitted and approved by the local planning authority.
3. Prior to first use of the development the parking and turning areas shall be provided as per the approved plan and surfaced in a bound material. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

28. PLANNING APPLICATIONS

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

(a)	19/00872/FUL	Chasetown	Burntwood Sub Aqua Club Burntwood Leisure Centre High Street Chasetown	Erection of 1 no. storage building
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Whilst there are no objections to the principle of the works, Members asked that the Local Planning Authority ensures that the sub aqua equipment is correctly stored accordingly to legislation.

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|-----|---------------|-------------------------------|--|--|
| (b) | 19/01162/COUM | Summerfield
and All Saints | Mrs G Bundy
Southwinds Nursing Home
17 Chase Road
Burntwood | Change of use from
residential care home
[class C2] to 11 no. flats
[class 3]. Works
including window
amendment to front
elevation with dormer
roof and balcony to
rear elevations |
|-----|---------------|-------------------------------|--|--|

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.

[MEMBERS WERE INFORMED THAT COUNCILLOR L ENNIS, AS WARD MEMBER, WOULD CALL IN THIS APPLICATION AS DISTRICT COUNCILLOR FOR SUMMERFIELD AND ALL SAINTS].

[COUNCILLOR BROWN LEFT THE ROOM AND WAS NOT PRESENT FOR THE DURATION OF THE DISCUSSION].

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| (c) | 19/01176/FUH | Chasetown | Mr K Wiggins
9 Ash Grove
Burntwood | Single storey extension
to front and rear, two
storey extension to
side and installation of
front porch |
|-----|--------------|-----------|--|---|

No objection.

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| (d) | 19/00987/FUH | Summerfield
and All Saints | Mr S Rande
34 Chase Road
Burntwood | Conversion of garage
and outbuilding to
granny annexe |
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Whilst there are no objections to the principle of the works, if the Local Planning Authority are minded to approve this scheme then the granny annexe should only be occupied in a manner which is wholly incidental to the residential use of the dwelling known as 34 Chase Road and should not be used, sold or let as a separate dwelling unit.

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| (e) | 19/01199/FUH | Chase Terrace | Ms K Davis
20 High Street
Chase Terrace | Erection of detached
garage and dropped
kerb |
|-----|--------------|---------------|---|--|

Whilst there are no objections to the principle of the works, if the Local Planning Authority are minded to approve this scheme then the garage should only be occupied in a manner which is wholly incidental to the residential use of the dwelling known as 20 High Street and should not be used, sold or let as a separate dwelling unit.

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| (f) | 19/01178/FUH | Summerfield
and All Saints | Mr K Adams
10 Darwin Close
Burntwood | Two storey extension
to side |
|-----|--------------|-------------------------------|--|---------------------------------|

No objection.

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|-----|--------------|---------------|--|--|
| (g) | 19/01203/FUH | Chase Terrace | Mr and Mrs J Hammond
7 The Grove
Burntwood | Single storey extension
to rear and erection of
detached garage in
front garden |
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Whilst there are no objections to the principle of the works, if the Local Planning Authority are minded to approve this scheme then the garage should only be occupied in a manner which is wholly incidental to the residential use of the dwelling known as 7 The Grove and should not be used, sold or let as a separate dwelling unit.

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| (h) | 19/01204/FUL | Chase Terrace | Mr J Allen
39 Ironstone Road
Burntwood | Variation of condition 2
[approved plans] of
permission
18/01297/COU relating
to number of rooflights
and rendering of
property |
|-----|--------------|---------------|--|---|

No objection.

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| (i) | 19/01234/FUH | Gorstey Ley | Mr S Caron
51 Farewell Lane
Burntwood | First floor rear
extension to form en-
suite |
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No objection.

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| (j) | 19/00727/FUL | Boney Hay
and Central | Mr and Mrs Bevan
156 Chorley Road
Burntwood | Erection of a three
bedroom dwelling to
rear |
|-----|--------------|--------------------------|---|--|

No objection.

29. TERMS OF REFERENCE FOR THE PLANNING ADVISORY GROUP

Councillor Birch made reference to Minute Nos. 16 [17 July 2019] and 23 [15 August 2019] and confirmed that the Group would consist of five elected members of the Town Council [namely Councillor Flanagan as Chairman, together with two further members from the Labour Group, one member from the Conservative Group and Councillor Greensill who had already shown an interest]. Councillor Birch explained that Councillor Greensill was a member of the Scrutiny Committee and it was felt that as the Group was only advisory and not a decision making group there would be no conflict of interest.

RECOMMENDED TO FULL COUNCIL that the Town Council adopts the Terms of Reference for the Planning Advisory Group.

[The Meeting closed at 6.29 pm]

Signed

Date