

Our Ref: GH/JM

03 October 2019

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

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning Committee will meet in the **Ron Bradbury Room, The Old Mining College Centre, Queen Street, Chasetown, Burntwood** on **Thursday 10 October 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

PUBLIC FORUM

As part of its commitment to make Council meetings more accessible to local residents a public forum will be provided as part of the Planning and Development Committee. The public forum session will usually be the first item on the agenda and normally will last up to 15 minutes. It will provide an opportunity to discuss items other than specific planning applications. If you wish to speak at the forum please can you contact the Town Clerk at least three working days before the meeting. This is to ensure that the issue you wish to raise can be dealt with by the Committee, and if so, that the members of the Committee are properly briefed to enable them to respond to you. You will have up to 3 minutes and can raise more than one issue.

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 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. The Chairman also has the option to extend the time allowed for discussion.

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.

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 11 September 2019 [Minute Nos. 24-29] **[ENCLOSURE NO. 1]**.

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

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

6. INFORMATION OR ITEMS FOR NEXT MEETING

**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 |
|-----|--------------|-----------|---|---------------------------------------|

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.

- | | | | | |
|-----|---------------|-------------------------------|--|--|
| (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].

- | | | | | |
|-----|--------------|-----------|--|---|
| (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.

- | | | | | |
|-----|--------------|-------------------------------|--|---|
| (d) | 19/00987/FUH | Summerfield
and All Saints | Mr S Rande
34 Chase Road
Burntwood | Conversion of garage
and outbuilding to
granny annexe |
|-----|--------------|-------------------------------|--|---|

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.

- | | | | | |
|-----|--------------|---------------|---|--|
| (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.

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

No objection.

- | | | | | |
|-----|--------------|---------------|--|--|
| (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 |
|-----|--------------|---------------|--|--|

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.

- | | | | | |
|-----|--------------|---------------|--|---|
| (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.

- | | | | | |
|-----|--------------|-------------|---|--|
| (i) | 19/01234/FUH | Gorstey Ley | Mr S Caron
51 Farewell Lane
Burntwood | First floor rear
extension to form en-
suite |
|-----|--------------|-------------|---|--|

No objection.

- | | | | | |
|-----|--------------|--------------------------|---|--|
| (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

Planning and Development Committee: Applications for Consideration: 10 October 2019

	Application No.	Ward	Site	Proposal
(1)	19/01253/FUH	Chasetown	Mr and Mrs I Woodhouse 16 St Annes Close Burntwood	Single and two storey extension to side and rear
(2)	19/01270/FUH	Summerfield and All Saints	Mr A Hoccom 15 Hudson Drive Burntwood	Single and two storey front and first floor side extension to form entrance hall, kitchen, bedrooms and en-suite
(3)	19/01276/FUL	Gorstey Ley	Mr J Good 25 Leam Drive Burntwood	Erection of 1 no. five bedroom dwellinghouse
(4)	19/01301/FUH	Boney Hay and Central	Mr I Ray 7 Sunnymead Road Burntwood	First floor side extension
(5)	19/01325/FUH	Chasetown	Mr S Holmes 19 Maple Close Burntwood	Two storey side and single storey rear extension, loft conversion and installation of 1 no. dormer window to rear and re-skinning of front elevation in brickwork
(6)	19/01320/FUH	Summerfield and All Saints	Mrs Wiggin 181 Queen Street Burntwood	Single storey rear extension
(7)	L19.08	Chasetown	Staffordshire County Council Former Oakdene Area Service Office/Day Centre Sycamore Road Burntwood	Proposed demolition of former Oakdene Area Service Office/Day Centre