

**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