

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE  
HELD IN THE MEETING ROOM, BURNTWOOD LIBRARY, BRIDGE CROSS ROAD,  
BURNTWOOD ON TUESDAY 13 SEPTEMBER 2022 COMMENCING AT 6.00 PM**

**PRESENT**

Councillor Flanagan [in the Chair]  
Councillors Birch, Bullock, D Ennis, Gittings, and Willis-Croft

**In attendance**

Ms Minor, Deputy Clerk  
Mrs Woodward

**A minute's silence was held following the death of Her Majesty Queen Elizabeth II.**

Following the minute's silence, Councillor Flanagan thanked attendees and explained that this meeting was taking place as planned, primarily as our residents expected us to provide responses on their behalf within the timeline dictated to.

**PUBLIC FORUM**

Mrs Woodward raised objections to planning application 22/00743/FUL – Abattoir, Eastgate Street [Demolition of two existing flats and erection of a refrigerated storage building, enclosure of offal yard and waste collection area and creation of parking area]. She stated that she had lived near to the site for over 40 years. Mrs Woodward believed that the proposal was completely inappropriate in a high-density residential area. She explained that local residents had suffered many forms of nuisance from the site for many years. In spite of commitments to address the problems, for example, the blood tank and offal collection. There was a commitment to address this specific problem by installing a roof/cover but this has become a form of "Trojan Horse" with plans to increase capacity and activity at the site now being included.

Mrs Woodward felt that the proposed refrigeration unit would have an adverse effect on the streetscene in spite of attempts to disguise it with false windows etc. Residents do not know or can have any absolute assurance about, additional potential noise nuisance from this unit.

Mrs Woodward explained that with an increase in activity and staff on the site, there would be an increase in the amount of traffic, including large HGVs, accessing the site. She said the roads are not suitable for these size vehicles.

Mrs Woodward stated that the company seems to have little regard for the sensitivities of residents regarding animal welfare issues and refrigerated vans are already seen on the street with doors open showing animal carcasses. Staff with blood-stained clothing are frequently to be seen on the street. She referred to the ethical veganism which was classified under law as a philosophical belief which is one of the nine protected characteristics listed under the Equality Act 2010.

Mrs Woodward referred to the curtilage of the premises which are constantly littered with smoking debris. The planting around the site is left unmaintained and strewn with litter.

Mrs Woodward also referred to the loss of affordable rented housing and stated that local planning applications have been refused on this basis alone in the past.

Finally, she explained that Chase Terrace Methodist Church in Princess Street had not been approached regarding parking and confirmed that it had ceased to be a place of worship on 31 August 2022.

## **25. APOLOGIES FOR ABSENCE**

Councillors Banevicius, Brown [dispensation], L Ennis, Ho and R Place.

## **26. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS**

The 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.

## **27. MINUTES**

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

**RESOLVED** That the Minutes of the Planning and Development Committee Meeting held on 16 August 2022 [Minute Nos. 19-24] be approved as a correct record.

## **28. INFORMATION FROM THE MINUTES**

Councillor Flanagan referred to planning application 22/01077/FUH - 47 Morley Road [erection of first floor extension over existing garage] and explained that an amended application had been received. He explained that the amendment referred to the fact that the applicant had dropped the extension roof height and set back the frontage of the building. They are still applying for the same thing in principle. He stated that due to time restrictions that the same comment i.e. "No Objection" had been submitted to the Local Planning Authority.

## **29. PLANNING APPLICATIONS**

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

|     |              |               |                                                                                  |                                                                                                                                                                  |
|-----|--------------|---------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | 22/00743/FUL | Chase Terrace | Mr K Edwards<br>H P Westwood Limited<br>Abattoir<br>Eastgate Street<br>Burntwood | Demolition of two existing flats and erection of a refrigerated storage building, enclosure of offal yard and waste collection area and creation of parking area |
|-----|--------------|---------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|

STRONG OBJECTION. The proposal is contrary to the Burntwood Neighbourhood Plan, in that the expansion of the business is in an area not designated for business in the Plan. Loss of residential accommodation [affordable] is contrary to housing needs of

the district. Loss of amenity for local residents in that there will be increased heavy goods traffic in small streets as well as the potential for additional noise and increased smell.

[Members were informed that Councillor Norman had called in this application as a District Councillor for the Chase Terrace Ward].

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|-----|--------------|-------------|------------------------------------------|-----------------------------------------------------|
| (b) | 22/01222/FUH | Gorstey Ley | Mr R Evans<br>34 Leam Drive<br>Burntwood | Erection of single storey double garage with stores |
|-----|--------------|-------------|------------------------------------------|-----------------------------------------------------|

No objection.

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|-----|--------------|----------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|
| (c) | 22/01187/FUL | Summerfield and All Saints | Mr C Marchant<br>Colin Lee Opticians<br>6 Chase Road<br>Burntwood | Installation of 3 no. condenser units to the existing commercial property |
|-----|--------------|----------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|

No objection in principle however the Local Planning Authority should be mindful of the noise generated from the condenser units which may have an impact on local residents.

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|-----|--------------|-----------|---------------------------------------------|------------------------------------------------------------|
| (d) | 22/01164/COU | Highfield | Mr W Adams<br>222 Chorley Road<br>Burntwood | Change of use from garage to separate two-bedroom dwelling |
|-----|--------------|-----------|---------------------------------------------|------------------------------------------------------------|

OBJECTION. Over development in the Green Belt by virtue of increasing the housing density in the area.

Members asked if the Planning Officer could check the planning conditions relating to when the garage was initially erected and whether it was subject to the garage not being used, sold or let as a separate dwelling unit.

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|-----|--------------|----------------------------|-------------------------------------------|----------------------------|
| (e) | 22/01253/FUH | Summerfield and All Saints | Mr Hines<br>2 Boney Hay Road<br>Burntwood | Erection of side extension |
|-----|--------------|----------------------------|-------------------------------------------|----------------------------|

No objection.

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|-----|--------------|-----------------------|----------------------------------------------|-------------------------------------------------------------------------|
| (f) | 22/01232/FUH | Boney Hay and Central | Mr M Bartram<br>2 Spinney Close<br>Burntwood | Erection of new 1.8m timber fence with concrete posts and gravel boards |
|-----|--------------|-----------------------|----------------------------------------------|-------------------------------------------------------------------------|

No objection.

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|-----|--------------|-----------|-------------------------------------------------------------------------|--------------------------------------------------------------|
| (g) | 22/01262/FUL | Chasetown | Wm Morrison Supermarkets Ltd<br>Morrisons<br>Milestone Way<br>Burntwood | Erection of a car park valeting pod within existing car park |
|-----|--------------|-----------|-------------------------------------------------------------------------|--------------------------------------------------------------|

No objection.

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|---------------|---------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (h)           | 22/01263/ADV  | Chasetown | Wm Morrison Supermarkets Ltd<br>Morrisons<br>Milestone Way<br>Burntwood                                                                          | Installation of 8 no. fascia signs, 2 no. hoarding signs and 2 no. double sided banners                                                                                                                                                                                              |
| No objection. |               |           |                                                                                                                                                  |                                                                                                                                                                                                                                                                                      |
| (i)           | 22/01225/FULM | Chasetown | LCP Properties Limited<br>Land to the West of Cannock Road and North of Robin Road<br>Burntwood Business Park Zone 3<br>Cannel Road<br>Burntwood | Erection of 4 industrial buildings consisting of 3 buildings containing 9 units [3,305 sqm total] class B8 with ancillary offices, trade counters and showroom; and 1 detached building [1,450 sqm] class B8/B2 with access and associated service yard, car parking and landscaping |
| No objection. |               |           |                                                                                                                                                  |                                                                                                                                                                                                                                                                                      |

[The Meeting closed at 6:42 pm]

Signed .....

Date .....