

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE MEETING ROOM, THE OLD MINING COLLEGE CENTRE, QUEEN STREET,
BURNTWOOD ON MONDAY 12 JUNE 2023 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, Banevicius, Bullock, D Ennis, L Ennis, Galvin [from 6.10 pm], S Taylor and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Councillor P Taylor

PUBLIC FORUM

No questions were raised by members of the public.

Councillor Flanagan welcomed the new Members and confirmed that currently this Committee had one vacancy which it was hoped would be filled shortly.

1. APOLOGIES FOR ABSENCE

Councillor Gittings [personal reasons]

The reason for the apology was approved.

2. 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.

3. MINUTES

The Chair reminded Members that they were being asked to comment solely on the accuracy of the Minutes and confirmed that the Minutes had been approved at Full Council on 24 May 2023.

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

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 12 April 2023 [Minute Nos. 63-67] be approved as a correct record.

4. INFORMATION FROM THE MINUTES

4.1 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

Councillor Flanagan referred to the above planning application which was considered in detail by this Committee on 13 September 2022. He confirmed that following a lengthy debate this Committee had agreed the following:

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.

Councillor Flanagan confirmed that on 18 May 2023 Lichfield District Council had refused the application on the following grounds:

1. The applicant has failed to provide sufficient information to demonstrate that a safe and suitable access can be provided from Ironstone Road or the High Street, nor that a sufficient or accurate amount of car parking spaces can be provided because insufficient and inaccurate information regarding employee numbers or movement associated with the business have been provided. The applicant has also failed to provide sufficient details of the proposed refrigeration building, including servicing arrangements. The proposal, in principle, is therefore contrary to Policies CP3 (Delivering Sustainable Development), CP5 (Sustainable Transport), ST1 (Sustainable Travel) and ST2 (Parking Standards) of the Lichfield District Local Plan Strategy and the National Planning Policy Framework.

2. The applicant has failed to provide sufficient information to demonstrate that the proposals will result in an acceptable impact upon the living conditions of residents within Eastgate Street and other nearby properties through noise, smells and disturbance associated with the site operations and the proposed refrigeration building. As such the proposal would conflict with the objectives of Policies CP3 (Delivering Sustainable Development) and BE1 (High Quality Development) of the Lichfield Local Plan Strategy (2015), the Noise Policy Statement for England 2010 (NPSE) and paragraphs 174(e) and 185 of the National Planning Policy Framework (2021).

4.2 Planning Application 21/00016/FULM – The former site of Bridge Cross Garage, Cannock Road, Chase Terrace – erection of three storey, 78 bed care home with community hub room and associated car parking/access arrangements

Councillor Flanagan referred to the above planning application and confirmed that following this Committee's objection, as the proposal is contrary to the Burntwood Neighbourhood Plan, Lichfield District Council had refused the application on 07 July 2022 on the following grounds:

1. The proposed development which comprises of a 3 No. storey building due to its scale, form and design would fail to respect the character and appearance of the surrounding area. The proposals are therefore contrary to Lichfield District Local Plan (2015) Policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), CP14 (Our Built & Historic Environment) and BE1 (High Quality Development), the Sustainable Design Supplementary Planning Document (2015), Policies B1 (Burntwood Town Centre), B5 (Enhancing the Identity and Distinctiveness of Local

Neighbourhoods) and B6 (Promoting Good Quality Design in New Housing Development) of the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

2. The proposed development of a care home with limited mixed use would be contrary to Core Policy 8 (Our Centres), Policy Burntwood 1 (Burntwood Environment) of the Lichfield District Local Plan Strategy (2015), Policy Burntwood 3 (Burntwood Economy) of the Lichfield District Local Plan Allocations (2019) and Policies B1 (Burntwood Town Centre) and B2 (Improving the Environment of Burntwood Centre) within the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

3. The proposed use of the development which comprises of a care home, housing vulnerable and elderly residents would conflict with surrounding uses within the town centre of Burntwood. The proposals are therefore contrary to Lichfield District Local Plan (2015) Policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), and BE1 (High Quality Development), Policy Burntwood 3 (Burntwood Economy) of the Lichfield District Local Plan Allocations (2019), the Sustainable Design SPD, Policies B5 (Enhancing the Identity and Distinctiveness of Local Neighbourhoods) and B6 (Promoting Good Quality Design in New Housing Development) of the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

4. The proposal would lead to traffic congestion, resulting in an unacceptable highways impact, in conflict with Core Policies 1 (The Spatial Strategy), 3 (Delivering Sustainable Development), and 5 (Sustainable Transport), and Policy ST1 (Sustainable Travel) of the Lichfield District Local Plan Strategy (2015); and the National Planning Policy Framework.

It was noted that the applicant had lodged an appeal against the above decision however Members were informed that the Inspector appointed by the Secretary of State had dismissed the appeal on 07 June 2023.

- 4.3** Councillor Flanagan referred to the number of applications received during the election period and that in responding on behalf of the Town Council, Councillors [on the Planning and Development Committee] during the last administration were consulted by email, prior to any response being given and submitted to Lichfield District Council.

Councillor Flanagan suggested that perhaps due consideration needed to be given during the election period to holding a Planning and Development Committee Meeting so that applications can be considered. Councillor D Ennis pointed out that Council business still continues during the purdah period so he could not see an issue.

5. PLANNING APPLICATIONS

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

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|-----|--------------|--------------------------|--|---|
| (a) | 23/00282/FUL | Boney Hay
and Central | Miss Edwards
10 North Street
Burntwood | Erection of new 2-
bedroom end terrace
dwelling |
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Following an email to the Planning Officer and having received no updated response, the Committee felt that they were unable to comment further as the description on the application does not equal plans. Following clarification from the Planning Officer the application will be considered at a future meeting.

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|-----|--------------|---------------|--|--|
| (b) | 23/00603/FUH | Chase Terrace | Mrs McHale
2 Leander Close
Burntwood | Demolition of existing garage and conservatory and erection of two storey wraparound extension |
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No objection.

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|-----|--------------|-----------|--|--|
| (c) | 23/00582/FUL | Chasetown | Chase Plant Hire
Land rear
87 High Street
Chasetown | Erection of 2 no. three bedroom dwellings and associated works |
|-----|--------------|-----------|--|--|

No objection in principle however the Local Planning Authority to be mindful that if the proposal is granted that secure weatherproof cycle storage facilities are included in the conditions as the current proposal is against the sustainability policy. Also developments of individual houses must include unobtrusive areas suitable to accommodate at least 3 x 240l wheeled bins and 1 x recycling bag per property.

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|-----|--------------|-----------|---|---|
| (d) | 23/00596/COU | Chasetown | Chase Plant Hire
87 High Street
Chasetown | Conversion of retail shop and yard area into 3 no. one bedroom flats and associated works |
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OBJECTION. The Town Council is not against housing however this residential area does not have adequate parking provision at present. This application would add to the current congestion and the Town Council therefore asks that the parking provision is reviewed.

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| (e) | 23/00653/FUH | Boney Hay and Central | Mr Murcott
13 Myatt Avenue
Burntwood | Erection of ground floor rear extension, hip to gable loft conversion and front and rear dormer extensions |
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No objection.

6. TERMS OF REFERENCE

Councillor Flanagan informed Members that the Terms of Reference are reviewed on an annual basis. It was

RESOLVED That no amendments be made to the current Terms of Reference.

[The Meeting closed at 6.21 pm]

Signed

Date