



The Old Mining College Centre
Queen Street
BURNTWOOD
WS7 4QH

Tel: 01543 677166
Email: steve.lightfoot@burntwood-tc.gov.uk
www.burntwood-tc.gov.uk

Our Ref: SL/JM

31 July 2023

To: All Members of the Planning and Development Committee

[Councillors Flanagan [Chair], Gittings [Vice-Chair], Bacon, Banevicius, Bullock, D Ennis, L Ennis, Galvin, Hancox, S Taylor and Willis-Croft

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Monday 07 August 2023 at 6:00 pm in The Meeting Room, Old Mining College Centre, Queen Street, Burntwood** to consider the following business.

Yours sincerely

Steve Lightfoot
Town Clerk

PUBLIC FORUM

As part of the Better Burntwood Concept and to promote community engagement, the public now has the opportunity to attend and speak at all of the Town Council's meetings. Please refer to the end of the agenda for details of how to participate in this meeting.

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 10 July 2023 [Minute Nos. 7-12] **[ENCLOSURE NO. 1]**.

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

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

6. BuRRt UPDATE

To review and debate the activities of the Burntwood Response and Repair Team.

PUBLIC FORUM

30 minutes will be set aside at the beginning of this meeting for you to raise issues relevant to the remit of the meeting but are not already on the agenda. So that the Members of the meeting can be properly briefed in order to enable them to provide considered response to your question, please advise the Town Clerk of the question[s] you wish to ask the Council at least three working days before the meeting. The Chair of the meeting has the right to reject any representations that he/she considers not to be appropriate for the particular meeting.

The public forum session will usually be the first item on the agenda and normally will last up to 30 minutes. 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 Chair also 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 Chair may decide to limit the number of speakers or ask for a spokesperson to be appointed.

Generally, in respect of both speaking in the public forum and to specific planning applications you will have up to 3 minutes and can raise more than one issue. However, the Chair has the option to extend the time allowed to you if they think it is appropriate.

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 Chair know beforehand.

**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 10 JULY 2023 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, D Ennis, L Ennis, Gittings, Hancox and S Taylor

In attendance

Ms Minor, Deputy Clerk
Councillor P Taylor
Councillor Evans [from 6.07 pm]
Councillor Woodward [from 6.25 pm]

PUBLIC FORUM

No questions were raised by members of the public.

7. APOLOGIES FOR ABSENCE

Councillor Banevicius [due to ill health]
Councillor Bullock [work commitments]
Councillor Galvin [holiday booked prior to the Elections]
Councillor Willis-Croft [due to ill health]

The reasons for the apologies were approved.

8. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

Councillor Gittings declared an interest in planning application 23/00632/PND – 7 Bridge Cross Road [Prior Notification: change of use from first floor offices to a 1-bedroom flat] as she knows the owner of the building.

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.

9. MINUTES

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

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 12 June 2023 [Minute Nos. 1-5] be approved as a correct record.

10. INFORMATION FROM THE MINUTES

There was no information from the Minutes.

11. PLANNING APPLICATIONS

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

- | | | | | |
|---------------|--------------|-----------------------|---|--|
| (a) | 23/00372/FUH | Chase Terrace | Mr Grindrod
3 School Lane
Burntwood | Erection of rear dormer extension to detached bungalow |
| No objection. | | | | |
| (b) | 23/00551/FUH | Highfield | Mr Whitehouse
6 Ashmole Avenue
Burntwood | Demolition of existing open porch and erection of new enclosed porch with tiled roof |
| No objection. | | | | |
| (c) | 23/00687/FUH | Gorstey Ley | Mr and Mrs Davis
32 Church Road
Burntwood | Erection of a single storey rear extension |
| No objection. | | | | |
| (d) | 23/00632/PND | Boney Hay and Central | Mrs Philips
7 Bridge Cross Road
Burntwood | Prior Notification: change of use from first floor offices to a 1-bedroom flat |

Councillor Gittings, having previously recorded a declaration of interest in relation to this application, did not participate in the debate.

No objection in principle subject to the Local Planning Authority ensuing that all the bedrooms have windows and there is no more than 6 people living in the flat.

- | | | | | |
|---|--------------|----------------------------|---|---|
| (e) | 23/00678/FUH | Summerfield and All Saints | Mrs Lowbridge
80 Boney Hay Road
Burntwood | Erection of rear conservatory |
| No objection. | | | | |
| (f) | 23/00602/FUH | Hunslet | Mr Bullock
24 Hunslet Road
Burntwood | Installation of a garden room in the rear garden |
| No objection in principle however, the detached garden room in future should not be used, sold or let as a separate dwelling. | | | | |
| (g) | 23/00481/COU | Highfield | Mr Morris
Land at
Rugeley Road
Burntwood | Change of use of land to equestrian and erection of a stable block comprising 6 stables, tack |

room and equipment
store

AMENDMENT: Stable
relocated and flood risk
overlay

If the Local Planning Authority is mindful to grant permission, then the Local Planning Authority need to ensure that the stables, tack room and equipment store will not be used for commercial use/gain and is used solely by the applicant. The Planning Officer should also be mindful that there is a right of access through the land in question that should remain and any public using the right of access should be protected from livestock. It was noted that the comments made by the Environmental Health Officer of 08 June 2023 had not been addressed by the applicant.

- | | | | | |
|-----|--------------|------------------|--|--------------------------------------|
| (h) | 23/00680/FUH | Chase
Terrace | Mr O'Connor
21 Two Oaks Avenue
Burntwood | Erection of gazebo in rear
garden |
|-----|--------------|------------------|--|--------------------------------------|

It was noted by Members that the gazebo had already been erected and the applicant should in fact be applying to retain the structure.

OBJECTION Members felt that they did not have sufficient information. It was asked if the height of the structure comes under permitted development rights, as the gazebo has already been constructed, as the structure appears to be of significant size and height, but the height does not appear to be stated in the plans reviewed. If the Local Planning Authority is mindful to grant permission, then the Planning Officer to ensure that the height of the gazebo does not block the light/affect the amenity from neighbouring properties.

- | | | | | |
|-----|--------------|--------------------------|--|---|
| (i) | 23/00282/FUL | Boney Hay
and Central | Miss Edwards
10 North Street
Burntwood | Erection of new 3-
bedroom end terrace
dwelling |
|-----|--------------|--------------------------|--|---|

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. Also developments of individual houses must include unobtrusive areas suitable to accommodate at least 3 x 240l wheeled bins and 1 x recycling bag.

- | | | | | |
|-----|--------------|----------------------------------|---|---|
| (j) | 23/00716/FUH | Summerfield
and All
Saints | Mr Smith
207 Queen Street
Burntwood | Erection of single storey
rear extension |
|-----|--------------|----------------------------------|---|---|

No objection.

- | | | | | |
|-----|--------------|-------------|--|---|
| (k) | 23/00691/FUL | Gorstey Ley | Mr Geobey
Land adj
62 Church Road
Burntwood | Application under Section
73 of the 1990 Town and
Country Planning Act to
vary condition 2 of
application 18/01550/FUL
relating to the addition of
a brick chimney stack to
facilitate use of log burner |
|-----|--------------|-------------|--|---|

No objection in principle however the Planning Officer to ensure that as the property is located within a smoked control area the log burner only emit 3 grams [g] of smoke per hour as per current guidelines.

(l)	23/00532/FUL	Chase Terrace	Mr Edwards Land behind 8-12 Holly Grove Lane Burntwood	Erection of new detached garage of Plot 1 [resubmission of permission 22/01632/FUL]
-----	--------------	---------------	---	---

No objection in principle however the Planning Officer to ensure that the garage passes the 45-degree rule because it is close to the neighbours property and may block the light from their only window. If the Local Planning Authority is mindful to grant permission, then the garage should not be used, sold or let as a separate dwelling.

(m)	23/00728/FUL	Chasetown	Ms Virk Uxbridge Court High Street Chasetown	Replacement of windows, doors and associated works
-----	--------------	-----------	---	--

No objection.

(n)	23/00582/FUL	Chasetown	Chase Plant Hire Land rear 87 High Street Chasetown	Erection of 2 no. three bedroom dwellings and associated works AMENDMENT: Amended elevations
-----	--------------	-----------	--	---

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 and that the comments made by Staffordshire County Council, as Highway Authority, are adhered to.

12. BuRRT UPDATE

Councillor Flanagan advised that the Town Clerk, Leader and he had had a recent discussion and considered it a good idea in bringing a regular report of BuRRT activity to this Committee for review under the "development" part of the title. He confirmed that BuRRT Update would be a regular agenda item. This would also pave the way for an update to be given to Full Council. Councillor Flanagan said that he was not expecting a written report from the Town Clerk at every meeting but a written report on a quarterly basis. He felt that a great deal of work had been completed on behalf of the community.

Councillor D Ennis felt that there was no given process or structure to the tasks currently undertaken by BuRRT. He said that Ward Members are not always informed of the "jobs" which have been reported for example by members of the public. Following recent enquiries in his Ward, Councillor D Ennis questioned whether BuRRT should be cutting back hedges on private land [BuRRT is not a gardening service – this could be something that could be considered for a fee] and that we needed to work in partnership with for example Bromford and Lichfield District Council to ascertain whose responsibility it was. He noted the process should continue to work in the absence of the Town Clerk.

Councillor Bacon referred to the report and felt that she did not really know what BuRRT does. She asked why BuRRT had removed a dumped fridge from Byron Court when in fact that responsibility was Lichfield District Council.

RESOLVED That the Town Clerk, in consultation with the Leader and Chair of this Committee, sets out a proper process for example a flow diagram and this be reported back to a future meeting of this Committee for consideration.

[The Meeting closed at 6.38 pm]

Signed

Date

**Planning and Development Committee: Applications for Consideration:
07 August 2023**

	Application No.	Ward	Site	Proposal
(a)	23/00725/FUH	Summerfield and All Saints	Mr Hubble 177 Chase Road Burntwood	Demolition of existing rear ground floor extension to be replaced with ground floor and second storey rear extension
(b)	23/00658/FUH	Summerfield and All Saints	Mrs Donoghue 18 Jerome Way Burntwood	Erection of a single storey front and side extension
(c)	23/00796/FUH	Gorstey Ley	Mr Seward 56 Church Road Burntwood	Proposed loft conversion with dormer windows
(d)	23/00837/FUH	Gorstey Ley	Mr Illidge 53 Church Road Burntwood	Erection of side, ground and first floor extension
(e)	23/00836/FUH	Boney Hay and Central	Mr Smith 14 Chorley Road Burntwood	Erection of two storey side extension, single storey rear extension and porch roof to front
(f)	23/00829/FUH	Gorstey Ley	Mr Hunt 91 Lichfield Road Burntwood	Erection of two storey side extension
(g)	23/00770/FUL	Boney Hay and Central	Mr Williams Foresters Tavern 68 Ogley Hay Road Burntwood	Extension of existing raised patio, erection of new posts with festoon lighting and external TV
(h)	23/00592/FUL	Highfield	Mr Millington Strawberry Fields Farm and Coffee Shop Coulter Lane Farm Coulter Lane Burntwood	Retention of outdoor dining use and associated bell tents and kitchen [temporary consent]
(i)	23/00853/FUH	Boney Hay and Central	Mr and Mrs Ellison 2 Shelley Road Burntwood	Erection of two storey side, first floor side and single storey rear extensions, new boundary wall and extension to parking area and driveway

AGENDA ITEM 5 - ENCLOSURE NO. 2

	Application No.	Ward	Site	Proposal
(j)	23/00817/LBC	Gorstey Ley	Mr Hall-Woodcock 57 Church Road Burntwood	Replacement window and doors and internal works