



The Old Mining College Centre
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Our Ref: SL/JM

03 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 10 July 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 12 June 2023 [Minute Nos. 1-5] **[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 **[ENCLOSURE NO. 3]**

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 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:

- | | | | | |
|-----|--------------|--------------------------|--|---|
| (a) | 23/00282/FUL | Boney Hay
and Central | Miss Edwards
10 North Street
Burntwood | Erection of new 2-
bedroom end terrace
dwelling |
|-----|--------------|--------------------------|--|---|

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.

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

No objection.

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

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 |
|-----|--------------|-----------------------|--|--|

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

**Planning and Development Committee: Applications for Consideration:
10 July 2023**

	Application No.	Ward	Site	Proposal
(a)	23/00372/FUH	Chase Terrace	Mr Grindrod 3 School Lane Burntwood	Erection of rear dormer extension to detached bungalow
(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
(c)	23/00687/FUH	Gorstey Ley	Mr and Mrs Davis 32 Church Road Burntwood	Erection of a single storey rear extension
(d)	23/00632/PND	Boney Hay and Central	Mrs Phillips 7 Bridge Cross Road Burntwood	Prior Notification: change of use from first floor offices to a 1-bedroom flat
(e)	23/00678/FUH	Summerfield and All Saints	Mrs Lowbridge 80 Boney Hay Road Burntwood	Erection of rear conservatory
(f)	23/00602/FUH	Hunslet	Mr Bullock 24 Hunslet Road Burntwood	Installation of a garden room in the rear garden
(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
(h)	23/00680/FUH	Chase Terrace	Mr O'Connor 21 Two Oaks Avenue Burntwood	Erection of gazebo in rear garden
(i)	23/00282/FUL	Boney Hay and Central	Miss Edwards 10 North Street Burntwood	Erection of new 3-bedroom end terrace dwelling
(j)	23/00716/FUH	Summerfield and All Saints	Mr Smith 207 Queen Street Burntwood	Erection of single storey rear extension

AGENDA ITEM 5 - ENCLOSURE NO. 2

	Application No.	Ward	Site	Proposal
(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
(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]
(m)	23/00728/FUL	Chasetown	Ms Virk Uxbridge Court High Street Chasetown	Replacement of windows, doors and associated works
(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

Planning and Development Committee

Burntwood Response and Repair Team (BuRRT) Update Report

1. Background.

Burntwood Town Council established a new scheme in late summer 2022 as a response to residents evident desire to see action being taken on street scene issues and general repairs in the public domain.

The team is managed by the Chief Officer and consists of one part-time (25 hours per week) operative, supported by the OMC Caretaker / Principal team member (also part-time).

The team carry out duties including;

- Maintaining infrastructure the Town Council owns in the public domain, such as defibrillators, signs, and planters.
- Responding to concerns from residents and Councillors. This may involve carrying out simple repairs, or reporting issues to the appropriate authority.
- Undertake specific projects, such as refurbishment of defibrillator phone boxes.

2. Activities.

The team's activities are a mixture of repairing, checking, and maintaining the Town Council's own infrastructure (defibrillators, bus shelters grit bins, etc), and responding to Councillor's and resident's request.

When a defect is spotted and reported to the Town Council (this can be by phone, via the website, personal call or email), the team will notify the ward member, and will go out to the site to assess.

- If the task is too large, or there is a healthy and safety consideration (for example, a task that would require working at heights, or a site that contains contaminated litter), then it will be reported to the appropriate authority or the property owner.
- The team have undertaken some significant projects, such as the replacement of bus shelter, installation of new benches at the cemetery, creating hardstanding at a bus stop, and the refurbishment of phone boxes for defibrillators.
- The team have responded to over 70 requests this year including these examples.

- ✓ Slade Road – removing debris on the road that could have been a skid hazard.
- ✓ Removal of dumped fridge and rubbish, Byron Court (co-operating with Lichfield District Council)
- ✓ Overgrowth of trees on Queen Street – reported to LDC
- ✓ Dangerous slabs repaired on Woodland Way

- ✓ Supermarket trolley retrieved and returned, Cedar Road garages.
- ✓ Rear of Collis public open space strimmed to remove nettles
- ✓ Welcome sign Chase Terrace – replace the “C”
- ✓ Alley Way Queen Street – broken glass removed
- ✓ Highfield Road – weeds, litter and leaves cleared around bollards.
- ✓ Willow Avenue – Street lights not working – reported to County Council.
- ✓ Chasetown Car Park (near bridge to Chasewater) cleared and removed dumped rubbish.
- ✓ Chorley Road – hedge overgrowing – private land, reported to owner.

The team member also supports all the Council’s regular activities such as the Market (making sure road closure notices go up, and setting up the gazebo on the day), Christmas (ensure tree lights work) and the Wakes.

Recommendation.

That members note the content of this report.

Steve Lightfoot

Town Clerk

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