

**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 07 AUGUST 2023 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, Banevicius, D Ennis, L Ennis, Galvin, Gittings, Hancox, 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.

13. APOLOGIES FOR ABSENCE

Councillor Bullock [holiday]

The reason for the apology was approved.

14. 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.

15. 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 10 July 2023 [Minute Nos. 7-12] be approved as a correct record.

16. INFORMATION FROM THE MINUTES

Councillor Flanagan confirmed that the Local Planning Authority had approved both planning applications 23/00596/COU [Conversion of retail shop and yard area into 3 no. one bedroom flats and associated works] and 23/00582/FUL [Erection of 2 no. three bedroom dwellings and associated works] in respect of the former Chase Plant Hire building, 87 High Street, Chasetown.

Councillor Flanagan informed Members that the Local Planning Authority had refused planning application 23/00481/COU [change of use of land to equestrian and

erection of a stable block comprising 6 stables, tack room and equipment store] in respect of land at Rugeley Road, Burntwood for the following reasons:

1. The application site is located in the West Midlands Green Belt wherein there is a presumption against inappropriate development. Inappropriate development should be refused unless very special circumstances exist to justify approval. The proposed stable block associated with the change of use would entail the erection of a substantial building on site that would, by virtue of its size and location, together with the associated car park, fail to preserve the openness of the Green Belt and conflict with the purposes of including land in it. As such, the proposal would constitute inappropriate development in the Green Belt and therefore should only be approved where very special circumstances have been demonstrated to exist. No considerations have been advanced that demonstrate that the harm to the Green Belt and highway safety would be clearly outweighed such that very special circumstances exist to justify approval. The application is therefore contrary to Policy NR2 (Development in the Green Belt) of the Lichfield Local Plan Strategy (2015) and the requirements set out in paragraph 149(b) of the National Planning Policy Framework.

2. On the basis of the submitted plans the application fails to demonstrate how appropriate parking and turning facilities for the largest anticipated vehicles will be provided. The proposal will lead to a significant increase in turning traffic using an access where visibility, and pedestrian visibility, is restricted, and where the width, geometry, surfacing, drainage, and gates set back distance are all substandard to cater for the proposed increase in traffic. The application is therefore contrary to Core Policy CP5, policies ST1, ST2 of the Lichfield Local Plan Strategy (2015) and the requirements set out in paragraph 111 of the National Planning Policy Framework.

17. PLANNING APPLICATIONS

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

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

No objection.

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|-----|--------------|----------------------------------|--|---|
| (b) | 23/00658/FUH | Summerfield
and All
Saints | Mrs Donoghue
18 Jerome Way
Burntwood | Erection of a single storey
front and side extension |
|-----|--------------|----------------------------------|--|---|

No objection.

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|-----|--------------|-------------|--|---|
| (c) | 23/00796/FUH | Gorstey Ley | Mr Seward
56 Church Road
Burntwood | Proposed loft conversion
with dormer windows |
|-----|--------------|-------------|--|---|

No objection in principle, however, the Local Planning Authority to be mindful of loss of privacy/overlooking to the front and rear.

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|---------------|--------------|--------------------------|--|--|
| (d) | 23/00837/FUH | Gorstey Ley | Mr Illidge
53 Church Road
Burntwood | Erection of side, ground
and first floor extension |
| No objection. | | | | |
| (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 |
| No objection. | | | | |
| (f) | 23/00829/FUH | Gorstey Ley | Mr Hunt
91 Lichfield Road
Burntwood | Erection of two storey side
extension |
| No objection. | | | | |
| (g) | 23/00770/FUL | Boney Hay
and Central | Mr Williams
Foresters Tavern
68 Ogle Hay Road
Burntwood | Extension of existing
raised patio, erection of
new posts with festoon
lighting and external TV |

OBJECTION. The proposals are likely to result in a substantial increase in the use of external areas which is likely to have an impact upon neighbouring amenity arising from noise and also the noise levels arising from the provision of external entertainment which will both have a detrimental affect on neighbouring properties. No assessment of this impact or mitigation has been proposed by the applicant.

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

No objection in principle, however, the Local Planning Authority to ensure that the proposal complies with Green Belt policy and the recommendations made by the Environmental Health Officer are included in any permission granted.

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

No objection in principle, however, the Local Planning Authority to ensure that the proposal does not exceed 50% of the total footprint of the original dwellinghouse.

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|-----|--------------|-------------|---|---|
| (j) | 23/00817/LBC | Gorstey Ley | Mr Hall-Woodcock
57 Church Road
Burntwood | Replacement window
and doors and internal
works |
|-----|--------------|-------------|---|---|

No objection in principle, however, the Local Planning Authority to ensure that the proposal complies with Listed Building Consent criteria.

18. BuRRT UPDATE

Councillor Flanagan referred Members to Minute No. 12 [10 July 2023 meeting] and reminded them that BuRRT Update would be a regular agenda item.

Councillor D Ennis asked if a simplistic list of BuRRT jobs undertaken could be provided. Councillor L Ennis felt that unless you are a member of the Leadership Team, Members did not quite understand what BuRRT does. Councillor Willis-Croft pointed out the overall appearance of the Old Mining College Centre frontage [weed growth through the pavements] and Councillor D Ennis felt that this was a prime example of Members not knowing the process [as this was currently unclear] and pointed out that Members could in fact email the BuRRT Team burrt@burntwood-tc.gov.uk.

[The Meeting closed at 6.24 pm]

Signed

Date