

**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 13 NOVEMBER 2023 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, Bullock, L Ennis, Galvin, Hancox, Holdsworth, S Taylor and Willis-Croft

In attendance

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

PUBLIC FORUM

No questions were raised by members of the public.

32. APOLOGIES FOR ABSENCE

Councillor Gittings [Personal Reasons]
Councillor D Ennis [Other Commitment]

The reasons for the apologies were approved.

33. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

Councillor Flanagan declared an interest in planning application 23/01091/COU relating to change of use from tattoo/piercing shop to osteopathy/physiotherapy/massage centre from sui generis to Class E [e] at Darwin House, 49 High Street, Chasetown as the applicant is known to him.

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.

34. MINUTES

The Chair reminded Members that they were being asked to comment solely on the accuracy of the Minutes.

It was proposed by Councillor Willis-Croft 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 09 October 2023 [Minute Nos. 25-31] be approved as a correct record.

35. INFORMATION FROM THE MINUTES

Councillor Flanagan referred to planning application 23/00592/FUL – Strawberry Fields Farm and Coffee Shop, Coulter Lane, Burntwood [Retention of outdoor dining use and associated bell tents and kitchen [temporary consent]] and even though this Committee had made the following comment “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”, Lichfield District Council, as Local Planning Authority, had refused the application on 03 November 2023 for the following reasons:

a. The development which includes the introduction of bell tents, kitchen, car parking, external lighting and the comings and goings of cars associated with the use as an outdoor dining experience would comprise inappropriate development within the Green Belt that would cause harm by definition, moderate harm to openness and minor to moderate harm to visual amenity. No very special circumstances have been put forward which clearly outweigh the harm to the Green Belt by reason of inappropriateness and other harms surrounding highway impacts and neighbouring amenity. The proposed development is therefore considered contrary to Policy NR2 (Development in the Green Belt) of the Lichfield Local Plan Strategy 2015 and Government Guidance contained in the National Planning Policy Framework.

b. Insufficient information has been submitted to the Local Planning Authority to demonstrate that the noise generated and associated disturbance arising from the development results in an acceptable impact on the amenity of neighbouring residents, contrary to the requirements of Core Policy 3 (Delivering Sustainable Development) and Policy BE1 (High Quality Development) of the Lichfield Local Plan Strategy 2015 and the National Planning Policy Framework.

c. The proposal fails to demonstrate sufficient car parking provision or an effective car parking layout, servicing requirements of the site, whether a safe and suitable access can be achieved and sustainable transport links. The footpath is not sufficiently safe to accommodate pedestrians nor are there crossing facilities to link the footway to the site. The development therefore fails to meet with the requirements of Core Policy 3 (Delivering Sustainable Development), Core Policy 5 (Sustainable Transport), Policy BE1 (High Quality Development), Policy ST1 (Sustainable Travel), Policy ST2 (Parking Provision) of the Lichfield District Local Plan Strategy 2015 and the requirements of the National Planning Policy Framework.

Councillor L Ennis informed Members that Councillor D Ennis together with District Councillor Silvester-Hall were looking into the application further as they believed that similar developments in the Green Belt had been permitted.

Councillor Galvin, as a Member of Lichfield District Council's Planning Committee, informed Members that the application had not been considered by the Committee but under delegated authority by a planning officer.

(6.05 pm Councillor Flanagan vacated the Chair)
(Councillor L Ennis in the Chair)

36. PLANNING APPLICATIONS

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

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|-----|--------------|-----------|--|--|
| (a) | 23/01091/COU | Chasetown | Mr Pepper
Darwin House
49 High Street
Chasetown | Change of use
from tattoo/
piercing shop to
osteopathy/
physiotherapy/
massage centre
from sui generis to
Class E [e] |
|-----|--------------|-----------|--|--|

(Councillor Flanagan having declared an interest in this application took no part in the discussion thereon).

No objection

(6.07 pm Councillor L Ennis vacated the Chair)
(Councillor Flanagan in the Chair)

- | | | | | |
|-----|--------------|-----------|--|--|
| (b) | 23/01144/DEM | Chasetown | Staffordshire County Council
Former Burntwood Youth Centre
Cherry Close
Burntwood | Prior notification:
Demolition of
Burntwood Area
Youth and
Community
Centre, skate park
and associated
structures |
|-----|--------------|-----------|--|--|

No objection in principle however Burntwood Town Council are not happy that facilities for young people are being lost and that no consideration has been given to providing new facilities in Burntwood.

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|-----|--------------|---------|--|--|
| (c) | 23/01140/FUH | Hunslet | Mr Cooper
156 Hunslet Road
Burntwood | Erection of a new
wooden perimeter
fence |
|-----|--------------|---------|--|--|

No objection.

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|-----|--------------|-----------|--|--|
| (d) | 23/01154/DEM | Chasetown | Bromford Housing
Garages at
Ash Grove
Burntwood | Prior notification:
Demolition of 6 no.
brick-built garages
with corrugated
asbestos cement
roofs |
|-----|--------------|-----------|--|--|

No objection.

- | | | | | |
|-----|--------------|-------------|---|--|
| (e) | 23/01185/LBC | Gorstey Ley | Mr Hall-Woodcock
57 Church Road
Burntwood | Internal alterations
to listed building
to include
replacement
structural beams,
ceiling, joists and
floorboards |
|-----|--------------|-------------|---|--|

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

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|-----|--------------|--------------------------|--|--|
| (f) | 23/01194/FUH | Boney Hay
and Central | Mr Smith
22 Brackenhill Road
Burntwood | Erection of two
storey side
extension and
single storey rear
extension |
|-----|--------------|--------------------------|--|--|

No objection.

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|-----|--------------|-----------|--|--|
| (g) | 23/01158/FUL | Chasetown | Mr Betterley
Stakapal Limited
Land adjacent
Unit 14, Zone 1
Attwood Road
Burntwood Business Park
Burntwood | Erection of single
storey B8
warehousing unit
including office
space and staff
welfare facilities |
|-----|--------------|-----------|--|--|

No objection

Burntwood Town Council asks that the Local Planning Authority considers adopting a "Green Policy" for any new builds. This could include such things as electric charging points, solar panels on the roof with lithium battery storage, porous driveway and parking areas, LED lighting, recycling rainwater systems, air source heating systems etc.

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|-----|--------------|----------------------------------|---|--|
| (h) | 23/01232/FUH | Summerfield
and All
Saints | Mr Roberts
40 St Pauls Road
Burntwood | Single storey rear
and first floor side
extension,
including front
porch, bay
window and
widening to
existing dropped
kerb |
|-----|--------------|----------------------------------|---|--|

No objection.

- | | | | | |
|-----|-----------------------------|-----------|--|---|
| (i) | 23/00941/FUH
(AMENDMENT) | Chasetown | Mrs Michalska
7 Elunda Grove
Burntwood | Erection of single
storey side and
rear extension and
application of
render to the
entire property |
|-----|-----------------------------|-----------|--|---|

No objection.

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|-----|-----------------------------|------------------|---|---|
| (j) | 23/00971/FUH
(AMENDMENT) | Chase
Terrace | Mr and Mrs Hames
9 New Street
Chase Terrace | Proposed loft
conversion,
increase to roof
pitch and erection
of a dormer to the
rear |
|-----|-----------------------------|------------------|---|---|

No objection in principle however the Local Planning Authority to be mindful of any potential overlooking or loss of privacy to neighbours.

(k)	23/00853/FUH (AMENDMENT)	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. The applicant has amended the scheme and made it smaller on the side extension. They have also lowered the ridge height
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No objection.

(l)	23/00580/FUL (AMENDMENT)	Summerfield and All Saints	Mr Smart 107 Springhill Road Burntwood	Erection of 1 no. dwelling. Amendment to layout plan
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No objection in principle however if the Local Planning Authority are mindful to grant permission, then the recommended condition referred to by the Environmental Health Officer in relation to the period of construction of any phase of the development working hours should be included in any such permission. All of the additional information requested by the Sustainable Development Team, Staffordshire County Council [e.g. no visibility splays have been provided, no pedestrian visibility splays have been provided, no car parking layout has been demonstrated on any submitted plans] should be obtained. That further information is provided to the Senior Arboricultural Officer for comment [e.g. in respect of the AIA and TPP, confirm the findings and measures remain germane]. The Local Planning Authority to ensure that the individual dwelling has an unobtrusive area suitable to accommodate at least 3 x 240l wheeled bins and 1 x recycling bag and secure weatherproof cycle storage facilities are included in the conditions.

Burntwood Town Council asks that the Local Planning Authority considers adopting a "Green Policy" for any new builds. This could include such things as electric charging points, solar panels on the roof with lithium battery storage, porous driveway and parking areas, LED lighting, recycling rainwater systems, air source heating systems etc.

37. **COMMUNITY INFRASTRUCTURE LEVY [CIL] APPLICATION - FULFEN PRIMARY SCHOOL**

Members considered in depth an application from Fulfen Primary School - Soup Garden and Polytunnel Project. Members were not against the proposal however they felt that clarification was needed on costs, and whether the project would be part of the school curriculum or just an after-school club. Councillor Holdsworth queried the ongoing maintenance costs for example the polytunnel, solar panels and motion sensor cameras and who would be responsible for funding these in the future.

RESOLVED That due to the number of questions raised by Members it was **AGREED** that the Deputy Clerk would contact the Office Manager at Fulfen Primary School and ask them to attend [hopefully] the next Planning and Development Committee Meeting scheduled for Monday 04 December 2023.

38. BuRRT UPDATE

Members noted the content of the BuRRT Update Report. Councillor L Ennis asked that if the work undertaken by BuRRT falls within the jurisdiction of say, Lichfield District Council and/or Staffordshire County Council does the Town Council invoice them for the work carried out.

Councillor Flanagan referred to the spreadsheet showing BuRRT jobs for example date and time reported, reported by, location, action etc.

RESOLVED That the Chair speaks to the Town Clerk to ascertain the best way forward to ensure that the spreadsheet is accessible to all Councillors.

[The Meeting closed at 6.35 pm]

Signed

Date