

**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 26 FEBRUARY 2024 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan [in the Chair]
Councillors Bacon, Bullock, D Ennis, L Ennis, Galvin, Holdsworth, 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.

53. APOLOGIES FOR ABSENCE

Councillor Gittings [Personal Reasons]
Councillor Hancox [Personal Reasons]

The reasons for the apologies were approved.

54. 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.

55. MINUTES

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

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 22 January 2024 [Minute Nos. 46-52] be approved as a correct record.

56. INFORMATION FROM THE MINUTES

Councillor Flanagan referred to Minute No. 51 – Highways Act 1980, Section 118 – Application for Public Path Extinguishment Order – Public Footpath Burntwood 15 [Part] and following the comments received from the Governance Officer, *[It is pertinent to note that there is no alternative route under consideration for the footpath extinguishment, and currently, there are no viable alternatives other than*

the existing connecting roads. Additionally, the consideration of providing additional alternative routes is not a requirement under the relevant legislation. Therefore, we kindly request that Burntwood Town Council withdraw their representation.

Should Burntwood Town Council choose not to withdraw their representation, the Order will be forwarded to the Secretary of State for determination. Given that the representation has been made by Burntwood Town Council, the matter will be addressed at a local public inquiry. It is imperative to highlight that Burntwood Town Council will be responsible for attending the public inquiry at their own expense and presenting their case in support of their representations. Furthermore, it is important for Burntwood Town Council to be aware that if their representation does not fall within the matters covered by Section 118 of the Highways Act 1980 (I have been advised that it does not), they may be subject to costs applications for the entire expenses incurred by all parties involved in the inquiry. Therefore, it is strongly advised that Burntwood Town Council seek professional guidance from a specialist in public rights of way matters before proceeding with their course of action], he confirmed that following email communication with Committee Members, No Objection had been submitted to Lichfield District Council on 05 February 2024.

For information purposes only, Councillor Flanagan referred to a recent social media post and in particular that McCarthy Stone were looking to deliver a new high-quality retirement living development on vacant land at Milestone Way. The social media post stated that McCarthy Stone intend to submit a planning application for the development which would deliver 51 1-2 bed retirement apartments, completed by landscaped gardens, amenity space and the provision of car parking facilities. Councillor Flanagan confirmed that the consultation ran from 01 February to 14 February 2024, however, comments received beyond this date may still be considered until the proposals are finalised. For further information and to submit comments virtually please visit www.mccarthystoneburntwood.co.uk.

Councillor Flanagan referred to Minute No. 17 [07 August 2023 Planning and Development Committee meeting] and in particular planning application 23/00592/FUL regarding the retention of outdoor dining use and associated bell tents and kitchen [temporary consent] at Strawberry Field Farm and Coffee Shop, Coulter Lane Farm, Coulter Lane, Burntwood. Following our comments - 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 refused the application on 03 November 2023 for the following reasons:

1. 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.
2. 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.

3. 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 Flanagan confirmed that Strawberry Field Farm and Coffee Shop had lodged an appeal. Any views should be submitted to the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN no later than 21 March 2024. No date of when the decision will be made has been given. Councillor D Ennis informed Members that the application had been decided under delegated powers by an officer and not by Lichfield District Council's Planning Committee.

57. PLANNING APPLICATIONS

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

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|-----|--------------|--------------------------|--|--|
| (a) | 24/00003/FUH | Boney Hay
and Central | Mr Green
10 Beaudesert
Burntwood | Proposed loft
conversion with
dormer to rear |
|-----|--------------|--------------------------|--|--|

No objection however the Local Planning Authority should be mindful that the proposed loft conversion does not impact on the amenity of the neighbours by way of overlooking and loss of privacy.

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|-----|--------------|----------------------------------|--|---|
| (b) | 24/00055/FUH | Summerfield
and All
Saints | Mr and Mrs Thurstan
66 Springhill Road
Burntwood | Erection of single
storey side extension
and new roof to
existing rear extension |
|-----|--------------|----------------------------------|--|---|

No objection.

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|-----|--------------|------------------|--|---|
| (c) | 24/00088/FUH | Chase
Terrace | Mr and Mrs Derby
2A Kingsdown Road
Burntwood | Erection of single
storey front extension
and porch extension |
|-----|--------------|------------------|--|---|

No objection.

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|-----|--------------|-----------|---|---|
| (d) | 24/00078/ADV | Chasetown | Autosmart International Ltd
Unit 9, Zone 1
Attwood Road
Burntwood Business Park
Burntwood | Installation of non-
illuminated 2 no. fascia
signs and 1 no. sign
above entrance door |
|-----|--------------|-----------|---|---|

No objection.

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|-----|--------------|-----------|--|---|
| (e) | 24/00118/COU | Highfield | Mr Morris
Land at Rugeley Road
Burntwood | Erection of stables and
change of use of land
to equestrian [re-
submission of
application
23/00481/COU] |
|-----|--------------|-----------|--|---|

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.

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|-----|--------------|----------------------------------|---|--|
| (f) | 24/00154/FUH | Summerfield
and All
Saints | Mr Hines
2 Boney Hay Road
Burntwood | Retention of 2.1m high
feather edge fencing |
|-----|--------------|----------------------------------|---|--|

No objection in principle however Members felt that it was disappointing to see the loss of the hedge row/conifers which has resulted in the potential loss of wildlife habitats [nesting] and the Local Planning Authority be asked to satisfy itself that the height of the fencing does not change the aspect of the area/streetscene.

[Councillor L Ennis left the meeting at 6.25 pm]

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|-----|--------------|--------------------------|--|---|
| (g) | 24/00073/FUH | Boney Hay
and Central | Mr and Mrs Rolston
1 Alden Hurst
Burntwood | Erection of single
storey front and side
extensions, extension
to form double garage
and erection of
boundary wall and
fence with gates |
|-----|--------------|--------------------------|--|---|

No objection in principle however, the detached garage in future should not be used, sold, or let as a separate dwelling and the Local Planning Authority be asked to satisfy itself that the repositioning of the boundary wall and fence with gates does not change the aspect of the area/streetscene and does not detract from the open aspect of the area.

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|-----|--------------|--------------------------|---|--|
| (h) | 24/00156/FUH | Boney Hay
and Central | Mr Horton
3 Chaucer Drive
Burntwood | Erection of single
storey front and side
extensions, dormer
roof side extensions,
single storey rear
extension and 1.8m
perimeter fence and
gate to side and front
aspects |
|-----|--------------|--------------------------|---|--|

No objection however the Local Planning Authority should be mindful that the proposed dormer roof side extensions does not impact on the amenity of the neighbours by way of overlooking and loss of privacy.

58. CANNOCK CHASE LOCAL PLAN CONSULTATION

Members noted the content of the letter dated 29 January 2024 which had been received from Cannock Chase Council regarding the Cannock Chase Local Plan 2018 to 2040.

59. BuRRt UPDATE

RESOLVED That the report of activities be noted.

[The Meeting closed at 8.29 pm]

Signed

Date