

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE MEETING ROOM, THE OLD MINING COLLEGE CENTRE, QUEEN STREET,
BURNTWOOD ON TUESDAY 20 AUGUST 2024 COMMENCING AT 6.00 PM**

PRESENT

Councillor L Ennis [in the Chair]
Councillors Bacon, Bullock, D Ennis, Galvin, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
One member of the public
Mr Canning, Senior Acquisitions Consultant, Lidl
Mr Wheelwright, Associate Partner, Rapleys LLP

STANDING ORDER 1. – MEETING O)

The Deputy Clerk referred to the Town Council's Standing Orders and in particular No. 1. – Meeting – o) (The Chair, if present, shall preside at a meeting. If the Chair is absent from a meeting, the Vice-Chair if present, shall preside. If both the Chair and the Vice Chair are absent from a meeting, a Councillor as chosen by the Councillors present at the meeting shall preside at the meeting) and Members were asked to nominate. It was proposed by Councillor D Ennis, seconded by Councillor Bullock, and following a unanimous show of hands it was

RESOLVED That Councillor L Ennis be elected Chair for this meeting in accordance with Standing Orders.

PLANNING APPLICATION 24/00843/FULM – LIDL

Councillor L Ennis welcomed Mr Robin Canning, Senior Acquisitions Consultant at Lidl and Mr Daniel Wheelwright, Associate Partner at Rapleys LLP. Mr Canning explained that as part of his role he was responsible for looking for suitable sites within the Midlands area.

Councillor D Ennis referred to the public consultation exercise [leaflet] which had already been carried out by Rapleys LLP which sought the views of residents on Lidl's proposal to erect a new food store in Burntwood. In summary, Councillor D Ennis referred to the condition of the McDonalds/ Morrisons island which is not being currently maintained and is unsafe. He also referred to the need for a proper pedestrian/cycle strategy so that member of the public could walk to Morrisons and Lidl safely.

Mr Canning explained that the island was unadopted and it seemed to be several parties responsibility. Councillor D Ennis pointed out that contractually, it was Morrisons responsibility and Mr Canning confirmed that Lidl would join that 'responsibility' but would not take on sole responsibility.

Councillor Bacon referred to the number of disabled parking bays and Mr Canning confirmed that there was seven disabled parking bays on the plan which were located near to the front entrance.

Councillor Galvin referred to his role at Lichfield District Council in relation to Waste, Recycling, Ecology, and Climate Change and asked about sustainability and the access from Cannock

Road. Mr Canning confirmed that solar panels would be installed together with a number of electric charging points and secure bike racks. Councillor D Ennis also referred to the walk way leading from the Cannock Road to Lidl. Mr Canning understood that a planning application had been submitted and that talks had taken place with McCarthy Stone to ensure that the walk way would join up.

Councillor Willis-Croft referred to noise levels and asked if this would be kept to a minimum. Mr Canning confirmed that as the site was clear no demolition works were needed and it was proposed that the store would be completed within a 35 week build programme. Mr Wheelwright explained that a Construction Management Scheme would be purchased.

(Mr Canning and Mr Wheelwright left the meeting)

PUBLIC FORUM

No questions were raised by members of the public.

13. APOLOGIES FOR ABSENCE

Councillor Flanagan [Work Commitments]
Councillor Gittings [Unwell]
Councillor Hancox [Other Commitments]
Councillor Holdsworth [Work Commitments]
Councillor S Taylor

The reasons for the apologies were 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

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 Willis-Croft and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 15 July 2024 [Minute Nos. 7-12] be approved as a correct record.

16. INFORMATION FROM THE MINUTES

Councillor L Ennis referred to Minute No. 11 [b] [15 July 2024] in respect of planning application 24/00670/FUH – 37 Water Street – Erection of a single storey rear extension and two storey side extension and confirmed that even though the Committee had no objection, in principle, the Local Planning Authority refused the application on 07 August 2024 for the following reasons:

1. The design of the two-storey side extension does not 'sit comfortably' within the street scene . Whilst set back over the existing side extension it would be still be clearly legible from within the streetscene and the resulting design appears visually discordant and therefore the resulting works would neither respect, protect or enhance the prevailing character of the setting or the distinctiveness of the street scene contrary to Core Policy 3 and Policy BE1 of the Lichfield Local Plan Strategy , Policy B5 of the Burntwood Neighbourhood Plan, the guidance in the Sustainable Design and Development SPD and the NPPF.

2. The proposed works do not positively reflect good design as the appearance of the extensions are considered visually disruptive, incongruous and do not 'respect' the design and character of the main house by way of the roofline and dormers. Given these concerns the works are considered unacceptable and contrary to Core Policy 3, Policy BE1 of the Lichfield Local Plan Strategy, Policy B5 of the Burntwood Neighbourhood Plan, the guidance in the Sustainable Design and Development SPD and the NPPF .

17. PLANNING APPLICATIONS

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

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|-----|--------------|-----------|--|--|
| (a) | 24/00326/FUH | Highfield | Mr Boddison
7 Cheshire Close
Burntwood | Installation of rooflights to the side and rear elevations |
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No objection.

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| (b) | 24/00762/OUTM | Chasetown | BB Care Burntwood Ltd
Former site of
Bridge Cross Garage
Cannock Road
Chase Terrace | Outline planning application (all matters reserved except landscaping) for the erection of three storey, 72 bed dementia care home with community hub room and associated car parking/access arrangements (landscaping matters to be reserved) |
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BTC OBJECTION in principle as the proposal is contrary to the Burntwood Neighbourhood Plan which was adopted by constituents of Burntwood in June 2021.

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| (c) | 24/00748/FUH | Boney Hay and Central | Mr and Mrs Thomas
79 Boney Hay Road
Burntwood | Erection of a first-floor extension above existing side garage and erection of a two-storey rear extension |
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No objection in principle however the Local Planning Authority is to ensure that a Preliminary Roost Assessment, as requested by the Ecology Team, is carried out by a suitably qualified ecologist prior to the application being determined.

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| (d) | 24/00799/FUH | Chasetown | Mr and Mrs Yates
4 Howdle Road
Burntwood | Retrospective planning permission for installation of a porch to the front of the property |
| No objection. | | | | |
| (e) | 24/00732/FUH | Chasetown | Mr Clayton
23 Follows End
Burntwood | Retention of front car parking spaces, front path, and erection of perimeter fencing |
| No objection. | | | | |
| (f) | 24/00718/FULM | Chasetown | McCarthy Stone
Land to the South of
Cannock Road
Chase Terrace | Full planning application for the development of 51 no. retirement apartments [use class C3] including a new vehicular access, new pedestrian accesses, car parking, landscaping, and associated infrastructure |

BTC OBJECTION in principle as the proposal is contrary to the Burntwood Neighbourhood Plan which was adopted by constituents of Burntwood in June 2021.

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| (g) | 24/00866/FUH | Chase Terrace | Mrs McDonald
67 Water Street
Burntwood | Erection of side extension, conversion of existing garage, demolition of conservatory and installation of porch |
| No objection. | | | | |
| (h) | 24/00843/FULM | Chasetown | Lidl Great Britain Ltd & L&C Estates Limited
Land rear of former Bridge Cross Garage
Cannock Road
Chase Terrace | Erection of a discount food store [use class E] with access, parking, landscaping, and other associated works |

No objection in principle however the Local Planning Authority to ensure that a proper maintenance scheme is in place in respect of the island serving both McDonalds, Morrisons and Lidl and that a proper pedestrian strategy is put in place to ensure the safety of members of the public when walking to Morrisons and Lidl.

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| (i) | 24/00821/FUH | Highfield | Mr Townill
8 Gettings Close
Burntwood | Two storey side extension with roof alterations |
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No objection.

18. BuRRT UPDATE

RESOLVED That the report of activities be noted.

[The Meeting closed at 6:38 pm]

Signed

Date