

**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 11 NOVEMBER 2024 COMMENCING AT 6.00 PM**

PRESENT

Councillor Flanagan (in the Chair)
Councillors Bacon, Bullock, D Ennis, L Ennis, Gittings, P Taylor, S Taylor, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Councillor Evans (from 6.14pm)
Councillor Woodward (from 6.19pm)

PUBLIC FORUM

No questions were raised by members of the public.

32. APOLOGIES FOR ABSENCE

Councillor Hancox (Personal Reasons)
Councillor Holdsworth (Work Commitments)

The reasons for the apologies were approved.

33. 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.

**Planning Application 24/01096/FUL – Chase Terrace Community Centre
Single Storey Side Extension**

Councillor Flanagan referred to the above application and as the application is by the Town Council Members' have an interest. Councillor Flanagan explained that it is allowable that the Committee looks at the application purely from a planning perspective. However, he stated that Members should be aware that they have likely fettered their discretion where the Town Council is landowner/developer/applicant where they have acted as, or could be perceived as being, an advocate for the proposal (i.e. through their significant personal involvement in preparing or advocating the proposal they will be, or be perceived by the public as being, no longer able to act impartially or to consider the proposal purely on its planning merits). It was **agreed** that having fettered their discretion Members declared a prejudicial interest in the application and took no part.

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 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 14 October 2024 (Minute Nos. 25-31) be approved as a correct record.

35. INFORMATION FROM THE MINUTES

Planning Application 24/00843/FULM – Lidl

Land rear of former Bridge Cross Garages, Cannock Road – erection of a discount food store (Use Class E) with access, parking, landscaping, and other associated works

Councillor Flanagan informed the Committee that the above application was due to be determined by Lichfield District Council's Planning Committee on 18 November 2024 with a recommendation for approval.

Planning Application 24/00718/FULM – 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

Councillor Flanagan informed Members that a leaflet was going through letter boxes advertising the 51 retirement apartments which they say will be ready to move into in the Summer of 2026. However, Lichfield District Council's Delegated Officer Report dated 05 November 2024 recommended refusal on the following grounds:

- a. The development, by virtue of it proposing a wholly residential scheme with no other uses integrated, fails to be acceptable in principle due to undermining the aspirations of the Local Plan Strategy and Burntwood Neighbourhood Plan. The driving intention and purpose of policy Burntwood 3 within the Local Plan Strategy and Policy B1 within the Burntwood Neighbourhood Plan is to strive to achieve the delivery of mixed-use developments within the allocated Town Centre, with a view of improving the presently inadequate retail, leisure and community services, facilities, and employment provision available to existing residents, businesses, and visitors to Burntwood. The development proposes as a wholly residential scheme with no retail, leisure, or community elements, and would consequently undermine the intentions of these policies by placing further pressure on the existing inadequate facilities and services, and effectively eliminating a significant part of the site from delivery of policy compliant development. The Council finds that the adverse impacts of permitting this policy conflict, when considered cumulatively with the harm arising from the absence of any necessary financial contributions necessary to mitigate the development's impact on highway and healthcare infrastructure, as well as the absence of either on-site affordable housing or agreements to pay a commuted sum to provide affordable housing elsewhere within Burntwood to meet the Council's significant shortfall, together with harm identified in other reasons for refusal as given below, are not significantly and demonstrably outweighed by the substantial benefits of approving the development, including the economic benefits and addressing the evidenced shortfall in older persons housing within the district and Burntwood. Therefore, the development is considered to be unacceptable in principle, conflicting with policies Burntwood 1, Burntwood 2 and Burntwood 3 of the Lichfield Local Plan Strategy and Policies B1 (Burntwood Town Centre) and B2 (Improving the Environment of Burntwood Centre) of the 'Made' Burntwood Neighbourhood Plan 2021.

- b. The development, by virtue of its scale, design and finish/appearance, fails to protect and enhance the character of the site and wider Burntwood Town Centre and settlement as a whole. The development proposes a building of substandard design, featuring walls of notable proportions which fail to be broken up by interesting and necessary architectural detailing, other than contrasting brickwork. This results in bland, expansive elevations which, in highly visible locations, have poor masonry to opening ratios, resulting in featureless, imbalanced walls that will detract from the quality of the public realm within this important strategic location. The development is therefore considered to conflict with policies Core Policy 3 (Delivering Sustainable Development) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy, Policies B1 (Burntwood Town Centre) and Policy B5 (Enhancing the identity and distinctiveness of local neighbourhoods) of the 'Made' Burntwood Neighbourhood Plan 2015, and Section 12 (Para 135) of the National Planning Policy Framework.
- c. The development, by virtue of being supported by deficient information concerning noise impacts, fails to demonstrate that it would not harmfully disrupt the amenities of neighbouring residential properties. The accompanying noise impact assessment is deficient in information that is necessary to ascertain whether the development can be constructed and implemented as proposed without resulting in unacceptable noise levels and disturbances being experienced by residents of the proposed apartment complex. Therefore, the development fails to comply with Core Policy 3 (Delivering Sustainable Development) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy and Section 12 (Para 135(f)) of the National Planning Policy Framework.
- d. The development, by virtue of being supported by deficient information concerning flood risk mitigation and drainage, fails to demonstrate that an acceptable flood risk mitigation and drainage strategy can be achieved that does not risk the safety and well-being of the existing site or residents in dwellings and occupiers of businesses in the immediate vicinity of the site. The accompanying flood risk and drainage information is deficient in various essential, pre-determinative information that is necessary to enable the Council to appraise the risks of harm to neighbouring residents and the existing business and confirm a satisfactory flood risk mitigation and drainage scheme is achievable. Therefore, the development fails to comply with Core Policy 3 (Delivering Sustainable Development) of the Lichfield Local Plan Strategy and Section 14 (Para 173(b & c)) of the National Planning Policy Framework.
- e. The development would result in harm to the integrity of the Cannock Chase Special Area of Conservation through additional recreational pressure arising from the scheme. In the absence of bespoke mitigation or a signed Unilateral agreement to secure necessary financial mitigation towards the Cannock Chase Special Area of Conservation Delivery Implementation Plans (DIPs) the harm is unacceptable and the development fails to conform with Policies CP13 (Our Natural Resources) and NR7 (Cannock Chase Special Area of Conservation) of the Lichfield Local Plan Strategy, the Developer Contributions SPD, the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework.

36. PLANNING APPLICATIONS

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

(a)	24/01042/FUH	Gorstey Ley	Mr Hartshorne 17 Lichfield Road Burntwood	Erection of rear second storey extension above existing dining room, replacement of existing rear flat roof, installation of DPC render and cedar type cladding to first floor front, side, and rear elevations
-----	--------------	-------------	---	---

No objection.

(b)	24/01084/FUH	Chasetown	Mr Rudge 97 Baker Street Burntwood	Retention of garden re-sculpture, timber retaining wall and raised brick plinth to existing sloping lawn
-----	--------------	-----------	--	--

No objection.

(c)	24/01096/FUL	Chase Terrace	Burntwood Town Council Chase Terrace Community Centre Princess Street Burntwood	Single storey side extension
-----	--------------	---------------	--	------------------------------

No comment.

(d)	24/01083/COU	Highfield	Mr Gumbley Land adj 238 Chorley Road Burntwood	Change of use of land from equestrian to residential use (retrospective)
-----	--------------	-----------	--	--

OBJECTION. Members felt that the change of use of the land from equestrian to residential use would detract from the openness, character and permanence of the Green Belt.

(e)	24/01087/PNH	Boney Hay and Central	Mr Freeman 58 Highfield Avenue Burntwood	Prior Notification: single storey rear extension projecting 3.72m from the rear wall of the original dwelling and reaching a maximum height of 2.75m and eaves height of 2.40m
-----	--------------	-----------------------	--	--

No objection.

(f)	24/01115/FUH	Boney Hay and Central	Ms Kennedy 37 Lebanon Grove Burntwood	Erection of a single storey side extension connecting existing garage to main dwelling and installation of a front bay window
-----	--------------	-----------------------	---	---

No objection in principle however due to the increase in bedrooms the Local Planning Authority to ensure that adequate cycle racks and parking is provided.

(g)	24/01097/FUL	Chasetown	Motor Fuel Group Morrisons Petrol Filling Station Milestone Way Burntwood	Extension to the existing petrol filling station's sales building, demolition of existing jet wash and car wash and the creation of charging zone, erection of EV chargers, jet wash bays, sub-station enclosure, LV panel, meter cabinet, plant room and associated works
-----	--------------	-----------	--	--

No objection.

(h)	24/01131/ADV	Chasetown	Mr Anderson Trelleborg Unit C1-C3 Chase Trade Park Cannel Road Burntwood	Installation of 2 no. external illuminated fascia signage lettering 'Trelleborg'
-----	--------------	-----------	---	--

No objection in principle subject to the luminance of the light sources not exceeding 600 cd/m2.

(i)	24/01118/PNH	Chase Terrace	Mr Anderson 13 Water Street Burntwood	Prior Notification: single storey rear extension projecting 3.60m from the rear wall of the original dwelling and reaching a maximum height of 2.80m and eaves height of 2.80m
-----	--------------	---------------	---	--

No objection.

(j)	24/01177/FUL	Chasetown	Walsall Housing Group Land South of Milestone Way Burntwood	Application under section 106a of The Town and Country Planning Act 1990 to vary the affordable housing obligation (clause 5 of Schedule 2) set out in the Section 106 agreement of application 16/00666/OUTM dated 28 September 2017 (Plots : 1-9 (inclusive), Daker House and 1-4 (inclusive) Evans House, Buckley Way
-----	--------------	-----------	--	--

OBJECTION. The original application was approved on the basis of the information provided and Members felt that a precedent would be set if, to vary the affordable housing obligation, is approved.

(k)	24/01170/CLE		Store Box Self Storage Limited Land adjacent Plant Lane Burntwood	Certificate of lawfulness (Existing): Use class B8 including storage within containers
-----	--------------	--	---	--

OBJECTION until further information is provided (in order to make a valid decision) such as how many containers will be located on the site and how they are to be stacked.

37. CHASE TERRACE ROAD SIGN

Councillor Flanagan informed Members that earlier in the year the Town Council had replaced the letter "C" on the Chase Terrace sign at the top of Ironstone Road however a constituent had reported that the letter "E" is now missing. Councillor Flanagan explained that Lichfield District Council have committed to undertaking works to tidy up and make improvements to some of the retail areas over the coming months funded by UK Shared Prosperity Funds. He confirmed that Lichfield District Council's Leadership Team had approved the deliverables of the High Street Improvements Project which includes the replacement of the Chase Terrace sign.

Members were informed that the design of the new sign was still awaited as the Deputy Clerk had asked the Town Centres Manager (Burntwood and Lichfield) if the

replacement sign would be 'like for like' or if the Town Council could have their logo etc on the sign.

RESOLVED That the information be received and noted.

(Post Note dated 12.11.24 from the Town Centres Manager (Burntwood and Lichfield)- unless agreed otherwise, the plan will be to replace like for like. The only addition I was asked to look at is if we can hang baskets/flowers from the signs).

38. BuRRT UPDATE

Councillor P Taylor felt that the majority of the tasks undertaken by the Burntwood Response and Repair Team (BuRRT) were associated with the Old Mining College Centre building maintenance. Councillor D Ennis explained that some of the work undertaken by BuRRT were a two-person task, this avoiding the need to appoint outside contractors. Councillor P Taylor acknowledged that some savings would have been made and it was **agreed** that the Town Clerk be asked to provide information regarding savings made (ballpark figure).

RESOLVED That the report of activities be noted.

(The Meeting closed at 6.37 pm)

Signed

Date