



The Old Mining College Centre
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Our Ref: SL/JM

04 December 2024

To: All Members of the Planning and Development Committee

Councillors Flanagan (Chair), Gittings (Vice-Chair), Bacon, Bullock, D Ennis, L Ennis, Hancox, P Taylor, S Taylor, and Willis-Croft

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Wednesday 11 December 2024 at 6:00 pm in The Meeting Room, Old Mining College Centre, Queen Street, Burntwood** to consider the following business.

Yours sincerely

Steve Lightfoot
Town Clerk

PUBLIC FORUM

As part of the Better Burntwood Concept and to promote community engagement, the public now has the opportunity to attend and speak at all of the Town Council's meetings. Please refer to the end of the agenda for details of how to participate in this meeting.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

- a)** To receive declarations of interests and consider requests for dispensations, if any.
- b)** Planning Applications - General Declarations of Interest for District Councillors.

3. MINUTES

To approve as a correct record the Minutes of the Planning and Development Committee Meeting held on 11 November 2024 (Minute Nos. 32-38) (**ENCLOSURE NO. 1**).

4. INFORMATION FROM THE MINUTES

5. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications (**ENCLOSURE NO. 2**).

6. BURRT UPDATE

To review and debate the activities of the Burntwood Response and Repair Team (**ENCLOSURE NO. 3**).

PUBLIC FORUM

30 minutes will be set aside at the beginning of this meeting for you to raise issues relevant to the remit of the meeting but are not already on the agenda. So that the Members of the meeting can be properly briefed in order to enable them to provide considered response to your question, please advise the Town Clerk of the question[s] you wish to ask the Council at least three working days before the meeting. The Chair of the meeting has the right to reject any representations that he/she considers not to be appropriate for the particular meeting.

The public forum session will usually be the first item on the agenda and normally will last up to 30 minutes. In some instances, it may not be possible at the meeting to provide an answer. Where that is the case, a written response will be sent to your stated address and a copy will be made available for public inspection at the Town Council's offices.

With regard to planning applications the Chair also has the discretion to allow you to speak where you have a legitimate interest in the application. Again, you will need to give 3 working days' notice of your wish to speak. Where more than one person wishes to speak on a particular application the Chair may decide to limit the number of speakers or ask for a spokesperson to be appointed.

Generally, in respect of both speaking in the public forum and to specific planning applications you will have up to 3 minutes and can raise more than one issue. However, the Chair has the option to extend the time allowed to you if they think it is appropriate.

While audio and video recordings of this meeting are entirely legal, as a matter of courtesy to Town Council members who work for this town and this Council on a voluntary basis, we would be grateful if you would let the Clerk or the Chair know beforehand.

**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
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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
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No objection.

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

Planning and Development Committee: Applications for Consideration: 11 December 2024

	Application No.	Ward	Site	Proposal
(a)	24/01183/PNH	Highfield	Ms Smith 4 Farewell Lane Burntwood	Prior Notification: Two storey rear extension projecting 3.73m from the rear wall of the original dwelling and reaching a maximum height of 5.05m and eaves height of 4.75m
(b)	24/01227/CLE	Chasetown	Mrs Yates 4 Howdle Road Burntwood	Certificate of Lawfulness (Existing): Retention of porch
(c)	24/01015/FUL	Chasetown	Nick & Stuart Property Ltd Rear of 13 High Street Chasetown	Demolition of existing storage buildings and erection of 3 no. 1 bedroom bungalows
(d)	24/01248/FUH	Chase Terrace	Mr and Mrs Reynolds 25 Gullick Way Burntwood	Erection of a ground floor rear extension and installation of skylight
(e)	24/01252/PNH	Chase Terrace	Mr and Mrs Bradshaw Bleak House Farmhouse Ironstone Road Burntwood	Prior Notification: Single storey rear extension projecting 7.90m from the rear wall of the original dwelling and reaching a maximum height of 3.50m and eaves height of 2.60m
(f)	24/01253/PNHF	Chase Terrace	Mr and Mrs Bradshaw Bleak House Farmhouse Ironstone Road Burntwood	Prior Notification (Additional Storey): Erection of upward extension to existing dwellinghouse
(g)	24/01282/FUH	Gorstey Ley	Mr and Mrs Davis 32 Church Road Burntwood	Erection of a single storey side extension to existing garage
(h)	24/00750/FUL	Chase Terrace	Mr Morrell 24 Holly Grove Lane Burntwood	Amendment - Erection of a 1 bedroom detached dwelling and associated works

Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
25.10.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Continue with picket fence in OMCC garden	25.10.2024
04.11.2024	BTC Staff				Put out Tommy Statues around the town	04.11.2024
04.11.2024	BTC Staff			Defibrilators	Checked defibs around the town	04.11.2024
06.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Moved shed in OMCC garden	06.11.2024
06.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Painted bin store in OMCC garden	06.11.2024
06.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Put new roof on bin store in OMCC garden	06.11.2024
07.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Put felted roof on shed in OMCC garden	07.11.2024
08.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Cleaned up OMCC garden	08.11.2024
08.11.2024	BTC Staff			Rubbish Removal/Fly Tipping	Took two dumped fridges to Burntwood Tip	08.11.2024
08.11.2024	BTC Staff			Rubbish Removal/Fly Tipping	Took larger items of rubbish from OMCC to Burntwood Tip	08.11.2024
11.11.2024	BTC Staff			Events/Advertising	Put up Xmas event banners around the town	11.11.2024

Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
11.11.2024	BTC Staff			Events/Advertising	Put up Road Closure Signs on lampposts around Sankey's Corner	11.11.2024
11.11.2024	BTC Staff		Boney Hay and Central	Events/Advertising	Delivered leaflets to Boney Hay residents re: Boney Hay Xmas Event	11.11.2024
11.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Filled both brown bins with leaves from OMCC garden	11.11.2024
13.11.2024	BTC Staff		Boney Hay and Central	Events/Advertising	Finished delivering leaflets to Boney Hay residents re: Boney Hay Xmas Event	13.11.2024
13.11.2024	BTC Staff				Take down Tommy Statues around the town	13.11.2024
13.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Clear away leaves	13.11.2024
14.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Remove broken unit out of OMCC garden	14.11.2024
14.11.2024	BTC Staff	WS7 1JH	Chase Terrace		Remove leaves from Community Centre	14.11.2024
14.11.2024	BTC Staff	WS7 1JH	Chase Terrace		Cut back weeds from outside Community Centre	14.11.2024
15.11.2024	Councillor			Defibrilators	Collect parts for defib at Smalley Court	15.11.2024
15.11.2024	Councillor			Defibrilators	Fit defib at Smalley Court	15.11.2024
18.11.2024	BTC Staff			Grit Bins	Check grit bins around the town	18.11.2024

Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
18.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Clear OMCC garden of rubbish	18.11.2024
19.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Grit all pathways at OMCC	19.11.2024
21.11.2024	BTC Staff			Events/Advertising	Erect fences around Xmas Trees	21.11.2024
21.11.2024	BTC Staff			Events/Advertising	Connect up Xmas Tree lights and test	21.11.2024
21.11.2024	BTC Staff			Events/Advertising	Collect stakes to strengthen Xmas Tree fences	21.11.2024
22.11.2024	BTC Staff	WS7 4QH	Chasetown		Empty BuRRT and clean out	22.11.2024
22.11.2024	BTC Staff	WS7 4QH	Chasetown	Events/Advertising	Full BuRRT with gazebo and Xmas Event items for 25.11.2024	22.11.2024
22.11.2024	BTC Staff	WS7 4QH	Chasetown	Events/Advertising	Wrap Xmas presents for Xmas Event 30.11.2024	22.11.2024
25.11.2024	BTC Staff		Boney Hay and Central	Events/Advertising	Check Xmas lights for Xmas event	25.11.2024
25.11.2024	BTC Staff		Chase Terrace	Grit Bins	Install grit bin at Sankey's Corner	25.11.2024
25.11.2024	BTC Staff		Boney Hay and Central	Events/Advertising	Set up gazebo for Xmas event	25.11.2024
25.11.2024	BTC Staff		Boney Hay and Central	Events/Advertising	Switch on Xmas lights and take down gazebo for Xmas event	25.11.2024

Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
27.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Put up picture on wall	27.11.2024
27.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Get readings for Octopus Energy	27.11.2024
27.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Put storage racks on wall at OMCC	27.11.2024
27.11.2024	BTC Staff			Reporting	Go out pot hole reporting	27.11.2024
27.11.2024	BTC Staff		Boney Hay and Central	Reporting	Reported pot hole on Bells Lane	27.11.2024
27.11.2024	BTC Staff			Reporting	Reported pot hole on Norton Lane	27.11.2024
27.11.2024	BTC Staff		Chase Terrace	Reporting	Reported pot hole on Princess Street	27.11.2024
28.11.2024	Councillor		Chasetown		Clear leaves from LDC's Car Park on High Street for Chasetown's Xmas Event	28.11.2024
28.11.2024	Councillor			Defibrilators	Decommission defib at Lariot Europe Ltd for replacement	28.11.2024
28.11.2024	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Tighten tap in mens toilet	28.11.2024
28.11.2024	BTC Staff	WS7 4QH	Chasetown	Events/Advertising	Load up staff car with presents for Xmas Event on 30.11.2024	28.11.2024