

**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 JANUARY 2025 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  
One member of the public

**PUBLIC FORUM**

No questions were raised by members of the public.

**45. APOLOGIES FOR ABSENCE**

Councillor Hancox (Unwell)

The reason for the apology was approved.

**46. 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.

**47. MINUTES**

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

Councillor P Taylor referred to Minute Nos. 44 (11 December 2024) and 38 (11 November 2024) in respect of BuRRT and confirmed that he had not had an opportunity to discuss this with the Town Clerk so this was still ongoing.

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 11 December 2024 (Minute Nos. 39-44) be approved as a correct record.

**48. INFORMATION FROM THE MINUTES**

**PLANNING APPLICATION 24/00718/FULM  
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, CARPARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE**

Councillor Flanagan informed Members that planning application 24/00718/FULM had been refused by the Local Planning Authority on 05 November 2024 (Decision Notice received on 16 December 2024) for the following reasons:

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.

**PLANNING APPLICATION 24/01015/FUL  
REAR OF 13 HIGH STREET, CHASETOWN  
DEMOLITION OF EXISTING STORAGE BUILDINGS AND ERECTION OF 3 NO. 1 BEDROOM BUNGALOWS**

Councillor Flanagan informed Members that the application had been withdrawn on 23 December 2024.

**49. PLANNING APPLICATIONS**

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

- |               |              |           |                                                                         |                                                                                                                  |
|---------------|--------------|-----------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| (a)           | 24/01299/FUL | Chasetown | Mrs Christie<br>Chasetown Methodist Church<br>Queens Drive<br>Burntwood | Siting of a storage container for the storage of food and associated equipment for use by the Burntwood Foodbank |
| No objection. |              |           |                                                                         |                                                                                                                  |
| (b)           | 24/01353/FUH | Chasetown | Mr Dynarowski<br>14 New Street<br>Chasetown                             | Demolish existing side extension, construct new single storey extension with                                     |

flat orangery style  
roof with roof lantern

No objection.

|     |              |           |                                             |                                                                |
|-----|--------------|-----------|---------------------------------------------|----------------------------------------------------------------|
| (c) | 24/01382/FUH | Chasetown | Mr Ricketts<br>93 Birch Avenue<br>Burntwood | Two storey side<br>extension to form<br>kitchen and<br>bedroom |
|-----|--------------|-----------|---------------------------------------------|----------------------------------------------------------------|

No objection.

## 50. BuRRT UPDATE

Councillor Flanagan referred to Page 1 of the Report and in particular the work undertaken by BuRRT in relation to the missing defibrillator and the replacement thereof. Councillor D Ennis explained that on this occasion the ambulance crew had taken away the defibrillator and we needed to follow a process to get it back.

Councillor Flanagan referred to Page 2 of the Report and in particular the work undertaken by BuRRT in relation to the damage caused to trees and the wall by the recent storms at Coulter Lane Cemetery. He asked if the trees were recently inspected. Councillor D Ennis explained that the trees were inspected/surveyed every three years and this was currently going through an insurance claim. Councillor P Taylor felt that this was another example of how situations can be dealt with quickly as the Town Council has the resources to do so.

**RESOLVED** That the report of activities be noted.

(The Meeting closed at 6.11 pm)

Signed .....

Date .....