



The Old Mining College Centre
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Our Ref: SL/JM

29 January 2025

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 05 February 2025 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 13 January 2025 (Minute Nos. 45-50) (**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**).

7. FINANCIAL SCRUTINY OF BuRRt

Following the debate at the Council Meeting on 20th February, it was resolved that an agenda item would be added to Planning and Development Committee 5th February meeting to discuss and debate the Financial Scrutiny of the Burntwood Repair and Response Team and where necessary, report back to Full Council.

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 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:

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|---------------|--------------|-----------|---|--|
| (a) | 24/01299/FUL | Chasetown | Mrs Christie
Chasetown Methodist Church
Queens Drive
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
14 New Street
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 93 Birch Avenue Burntwood	Two storey side extension to form kitchen and bedroom
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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

Planning and Development Committee: Applications for Consideration: 05 February 2025

	Application No.	Ward	Site	Proposal
(a)	25/00049/FUH	Highfield	Ms Smith 4 Farewell Lane Burntwood	Single and first floor rear extension to form bedroom and sun lounge

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
1	08.01.2025	BTC Staff			Defibrillators	Check defibs on used defibs - church & memorial hall	08.01.2025
2	08.01.2025	BTC Staff			Events/Advertising	Disconnect Xmas tree lights	08.01.2025
3	08.01.2025	BTC Staff			Traffic Islands	Collect new signage from Staffordshire Signs and Graphics	08.01.2025
4	09.01.2025	BTC Staff			Events/Advertising	Remove Xmas tree fencing at Sankey's Corner	09.01.2025
5	09.01.2025	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Bleed radiators for MHA Unit	09.01.2025
6	09.01.2025	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Fix door to hatch in MHA Kitchen	09.01.2025
7	09.01.2025	BTC Staff	WS7 4QH	Chasetown	OMC Building Maintenance	Check tripped electrics in Unit 5	09.01.2025
8	09.01.2025	BTC Staff			Events/Advertising	Contact contractor for Xmas tree light removal	09.01.2025
9	10.01.2025	BTC Staff			Grit Bins	Check and refill grit bins around the town	10.01.2025
10	10.01.2025	BTC Staff			Road Maintenance	Grit road at Squirrels Hollow	10.01.2025
11	10.01.2025	BTC Staff			Grit Bins	Put drainage holes in grit bins	10.01.2025
12	13.01.2025	BTC Staff			Defibrillators	Check defibs	13.01.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
13	13.01.2025	BTC Staff			Grit Bins	Grit bin check	13.01.2025
14	13.01.2025	BTC Staff			Events/Advertising	Chase up location of Xmas tree lights - LDC	13.01.2025
15	13.01.2025	BTC Staff			Traffic Islands	Put up new signs on Traffic Island - Cannock Road/Attwood Road	13.01.2025
16	15.01.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Take grit up to cemetery	15.01.2025
17	15.01.2025	BTC Staff			Road Maintenance	Pot Hole Reporting	15.01.2025
18	15.01.2025	BTC Staff		Highfield	Coulter Lane Cemetery	Obtain three quotations for cemetery wall	15.01.2025
19	15.01.2025	BTC Staff			Brighter Burntwood	Obtain quotations for new planter at Sankey's Corner	15.01.2025
20	15.01.2025	BTC Staff		Boney Hay and Central	Events/Advertising	Remove Xmas tree fencing at Bells Lane	15.01.2025
21	15.01.2025	BTC Staff			Events/Advertising	Remove Xmas tree fencing from library car park	15.01.2025
22	17.01.2025	BTC Staff			Defibrillators	Install glass in defib/telephone box	17.01.2025
23	17.01.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Clear leaves in compound	17.01.2025
24	20.01.2025	Member of the Public				Contact Primitas Learning Partnership regarding trees at Ridgeway School	20.01.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
25	20.01.2025	BTC Staff			Defibrillators	Remove tape from glass in defib/telephone box	20.01.2025
26	20.01.2025	BTC Staff			Events/Advertising	Collect Xmas lights from electrical shop	20.01.2025
27	20.01.2025	BTC Staff			Road Maintenance	Reported pot holes	20.01.2025
28	20.01.2025	BTC Staff		Highfield	Coulter Lane Cemetery	Chase up quotations for cemetery wall	20.01.2025
29	22.01.2025	BTC Staff		Highfield	Coulter Lane Cemetery	Met up with builder re: cemetery wall	20.01.2025
30	22.01.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Building Maintenance	Meeting with Burton & District Mind re: OMCC Garden	20.01.2025
31	23.01.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Building Maintenance	Hang picture in Unit 8	23.01.2025
32	23.01.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Building Maintenance	Put up board in Unit 5	23.01.2025
33	23.01.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Building Maintenance	Installed two new toilet roll holders in toilets	23.01.2025
34	24.01.2025	Councillor			Road Maintenance	Reported manhole cover on Cannock Road	24.01.2025
35	24.01.2025	BTC Staff			Defibrillators	Assess where defib can be located at Burntwood Park/Elder Lane	24.01.2025
36	24.01.2025	BTC Staff		Boney Hay and Central	Defibrillators	Assess the power supply at Ryecroft Shopping Centre so that defib can be installed	24.01.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
37	24.01.2025	BTC Staff		Boney Hay and Central	Defibrillators	Emailed Ryecroft Shopping Centre management re: defib	24.01.2025
38	27.01.2025	BTC Staff			Defibrillators	Defib checks	27.01.2025
39	27.01.2025	BTC Staff		Boney Hay and Central	Defibrillators	Chased up Ryecroft Shopping Centre management re: defib	27.01.2025
40	27.01.2025	BTC Staff		Boney Hay and Central	Defibrillators	Assess what solar panels are available re: defib at Ryecroft Shopping Centre	27.01.2025
41	27.01.2025	BTC Staff			Defibrillators	Chasetown Methodist Church close door to defib cabinet	27.01.2025
42	27.01.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Building Maintenance	Replace toilet seat in disabled toilet	27.01.2025