

**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 06 MAY 2025 COMMENCING AT 6.00 PM**

PRESENT

Councillor Gittings (in the Chair)

Councillors Bacon, Bishop (from 6.09pm), Bullock, D Ennis, Hancox, Swain, P Taylor, S Taylor, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk

Mr Johnny Kidney, Managing Director, Sulis Public Affairs (Community Consultation)

Mr Neil Cox, Managing Director, Evolve Planning and Design (Planning)

Ms Emma Foster, Senior Planning Manager, Bloor Homes

PROPOSED DEVELOPMENT AT COULTER LANE

Up to 300 residential dwellings, proposed community & retail space, potential land for school expansion, green & blue infrastructure provision and associated infrastructure – land at Coulter Lane Farm, Coulter Lane, Burntwood, WS7 9EY

Councillor Gittings welcomed Mr Kidney, Mr Cox, and Ms Foster. Members were informed that family-owned housebuilder, Bloor Homes, were at the early stages of preparing outline plans for a sensitive landscape-led development of new homes and community facilities as well as extensive landscape public open space on land at Coulter Lane. As part of that process, an Environmental Impact Assessment (EIA) Screening request had now been submitted to Lichfield District Council in relation to the emerging outline proposals. It was noted that the EIA Screening is not a planning application however it does get published on Lichfield District Council's planning portal.

The Deputy Clerk explained that the Introductory Presentation had been forwarded to all Members of the Town Council prior to the meeting. The presentation was displayed on the big screen and Members present also had a hard copy.

Mr Kidney explained that the 27.31ha site consists of two parcels either side of Coulter Lane - a larger parcel to the west and a smaller one to the east side of the lane. He explained that the existing mature trees and hedgerows will be retained as much as possible and enhanced with additional landscape planting, with development parcels shaped by existing field patterns. Mr Kidney confirmed that the site is currently predominantly in arable agricultural use, alongside areas of modified grassland, both of which are of relatively low biodiversity value. There are currently no public rights of way providing public access to the site.

Mr Cox explained the planning policy context to Members. He stated that the site had been promoted through Lichfield District Council's emerging Local Plan since 2015. Lichfield District Council SHLAA assesses the site as 'Suitable', 'Available' and 'Achievable'. Mr Cox pointed out that the new National Planning Policy Framework (NPPF) introduced by Government has increased Lichfield District housing targets from 289 to 753 new homes per annum. The new NPPF also required Lichfield District Council to demonstrate 5 year housing land supply, however, at present Lichfield District Council can only demonstrate a 3.65 year supply of deliverable housing land. Mr Cox explained that the new NPPF introduced a 'Grey Belt' policy which supports the development of Green Belt sites for residential development where it can be demonstrated it would not fundamentally undermine Green Belt purposes (taken together). Mr Cox stated that from their technical view and the District Council's Green Belt Assessment, land at Coulter Lane is considered to be Grey Belt and will deliver new homes to

contribute to meeting housing delivery shortfall and round-off settlement edge at a sustainable, infill location.

Mr Kidney explained the emerging outline proposals which were at an early stage. These included up to 300 high-quality family and affordable homes, with a mix of house types and sizes proposed, including the potential to provide bungalows. He explained that the affordable housing potentially local policy (28%) plus additional 15% in line with Grey Belt policy – i.e. up to 43% affordable housing. There is also potential to provide parcel of land safeguarded for future expansion of Fulfen Primary School, community hub on Church Road frontage, including potential retail/café, as well as potential to provide community car parking for church events and other uses. Mr Kidney explained that approximately two-thirds of the site would be retained as open space, including: extensive landscaped public open space, green corridors, biodiversity areas, a network of public walking and cycling routes, community orchard, play areas and sustainable drainage system providing wetland habitats. Councillor P Taylor pointed out that there is already a community hub in close proximity and Councillor S Taylor pointed out the impact on roads (i.e. Church Road and Coulter Lane) as it appears from the plan to be a one entry estate and there would need to be restrictions on operating hours. Councillor S Taylor also queried the type of housing, would they be single occupancy, 1/2 beds etc. Mr Kidney explained that the District Council have indicated that there is currently a shortage of 2/3 beds. Mr Kidney explained that his role was to seek feedback from members of the public who in turn could flag up what the local needs are. Councillor P Taylor felt that there was a potential for a 'corner shop' as there was no shops that side of town. Councillor D Ennis also raised concerns regarding predominantly one access road. He felt that this was a great development but in the wrong space as he felt that there was better areas in Burntwood (south of the Town with easy access to the A5). Councillor D Ennis stated that Burntwood has got to have some expansion and we need to accept that however the housing target needed to be spread across the District. Councillor P Taylor queried what was meant by affordable housing and Mr Cox explained that it would be a mix of social rented and shared ownership in small clusters.

Mr Kidney explained that there will be consultation with the local community prior to outline planning application being submitted. Consultation online will be during late May/early June, complemented by a drop-in exhibition at Burntwood Memorial Community Hall which is scheduled for 04 June 2025 (they were also due to see Burntwood Action Group shortly). The development would be publicised by community mailing and press release(s). A website holding page would be established at www.bloorhomesburntwood.com – the community can register details to receive email notification of the start of consultation. Mr Kidney said that consultation feedback would be fully considered to inform the outline planning application. The consultation would help identify additional potential community benefits that may be delivered by the scheme. Further opportunities for consultation would be through Lichfield District Council's statutory consultation on submitted plans and through subsequent Reserved Matters planning application. Mr Kidney explained that it was hoped to submit an outline planning application to Lichfield District Council in the summer of 2025, with a reserved matters planning application (detailed design) late 2025/early 2026 with a potential start of delivery in 2027.

Members thanked Mr Kidney, Mr Cox, and Ms Foster for their attendance.

PUBLIC FORUM

No questions were raised by members of the public.

71. APOLOGIES FOR ABSENCE

Councillor L Ennis (Prior Commitments)
Councillor Flanagan (Prior Commitments)

The reasons for the apologies were approved.

72. 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.

73. 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 Bullock and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 05 March 2025 (Minute Nos. 58-63) be approved as a correct record.

74. INFORMATION FROM THE MINUTES

Planning Application 25/00404/FUL – Coppy Nook Playing Fields, Hospital Road

Councillor Gittings informed Members that Burntwood Dragons and Phoenix Football Club had submitted a planning application for conversion of changing rooms into club room, servery and disabled WC, baby changing facilities, new window, and door openings.

Former Abacus Day Nursery, Park Cottage, 162 High Street, Chasetown

The Deputy Clerk informed Members that the new proprietor(s) had built front and side extensions without planning permission. She confirmed that this had been reported to the Planning & Listed Building Enforcement Team at Lichfield District Council on 24 April 2025.

75. PLANNING APPLICATIONS

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

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|-----|--------------|-----------|---|--|
| (a) | 25/00347/FUH | Chasetown | Mr Ricketts
93 Birch Avenue
Burntwood | Erection of a single and two storey side extension |
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No objection.

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| (b) | 25/00350/FUH | Hunslet | Mr Poynton
47 Rake Hill
Burntwood | Ground and first floor side extensions to form orangery and en-suite |
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The Town Council cannot agree support of the proposal until such time as the Arboricultural Officer, LDC, is satisfied as the site appears to contain a number of mature trees.

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| (c) | 25/00326/PNH | Hunslet | Mr and Mrs Falletta
4 Hunslet Road
Burntwood | Prior Notification: single storey rear extension projecting 6.30m from the rear wall of the original dwelling and reaching a maximum height of 3.00m and eaves height of 2.55m |
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No objection.

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| (d) | 25/00398/FUH | Gorstey Ley | Mr Love
10 Church Road
Burntwood | Retention of single storey extensions and porch |
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No objection in principle as long as the Local Planning Authority considers that the single storey extensions and porch respects the character of the dwelling and are sympathetic to the character of the street scene.

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| (e) | 25/00439/FUH | Boney Hay and Central | Mr Darnley
6 Birch Terrace
Burntwood | Demolition of existing wooden sheds and erection of car port |
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No objection in principle however the Town Council asks for clarification on whether the usage is for residential/personal vehicles or commercial/business vehicles.

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| (f) | 25/00446/FUL | Chasetown | Mr Cantrill
G E Collis and Sons
Queens Drive
Burntwood | Removal of stores and erection of 6 workshops/stores |
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No objection.

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| (g) | 25/00475/FUH | Summerfield and All Saints | Mr Kempson
54 Newgate Street
Burntwood | Proposed single storey side and rear extension to dwelling |
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No objection.

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| (h) | 25/00492/FUH | Highfield | Mr Moorhouse
2 Farewell Lane
Burntwood | Demolition of existing detached garage and the erection of a single storey side extension |
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No objection in principle however the Local Planning Authority must ensure that the proposed development meets Green Belt criteria and that the proposal does not exceed the original footprint area of the dwelling.

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| (i) | 25/00348/FUH | Boney Hay and Central | Mr and Mrs Krucien
29 Bridge Cross Road
Burntwood | Ground floor rear extension and replacement detached garage |
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If the proposal is approved it should be occupied in a manner which is wholly ancillary to the use of the dwelling known as 29 Bridge Cross Road and shall not be used, sold, or let as a separate dwelling.

76. BuRRT UPDATE

RESOLVED That the report of activities be noted.

(The Meeting closed at 7.00 pm)

Signed

Date