



The Old Mining College Centre
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Our Ref: SL/JM

09 June 2025

To: All Members of the Planning and Development Committee

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

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Monday 16 June 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

PROPOSED DEVELOPMENT AT HIGHFIELDS ROAD AND PAVIORS ROAD

Representatives from Tara Group and Pegasus Group to update Members on the proposed new housing development at Highfields Road and Pavours Road.

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 06 May 2025 (Minute Nos. 71-76) (**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 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

Planning and Development Committee: Applications for Consideration: 16 June 2025

	Application No.	Ward	Site	Proposal
(a)	25/00501/REM	Boney Hay and Central	Mr Stoddard 75 Spinney Lane Burntwood	Reserved Matters application for the appearance, landscaping, scale, access, and layout for the erection of two detached dwellings and associated works (relating to application 19/01719/OUT)
(b)	25/00535/FUH	Summerfield and All Saints	Mr Xhyheri 18 Boney Hay Road Burntwood	Extension over existing garage, part garage conversion to create downstairs wc and internal alterations at first floor
(c)	25/00357/LBC	Gorstey Ley	Mr Hall-Woodcock 57 Church Road Burntwood	Works to listed building including erection of single storey side extension and detached outbuilding, remove concrete render and add insulation and lime render to external walls
(d)	25/00560/FUH	Chase Terrace	Mr Caddick 33 Thorpe Street Burntwood	Retention of detached outbuilding located at the rear of the garden to be provided as a storage unit
(e)	25/00308/FUL	Highfield	Dr Brown Land adjacent Maple Hayes School Abnalls Lane Lichfield	Side extension to an existing agricultural shed
(f)	25/00614/FUH	Summerfield and All Saints	Mr Marshall 252 Chase Road Burntwood	Erection of a first floor front extension
(g)	25/00368/FUH	Chasetown	Mrs Mee 213 High Street Chasetown	Installation of disabled access platform lift

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
1	16.04.2025	BTC Staff		Chase Terrace		Remove broken planter from by Bradshaws	16.04.2025
2	30.04.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	OMCC garden mow lawn	30.04.2025
3	30.04.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Go to Community Centre handover	30.04.2025
4	01.05.2025	BTC Staff			Events	Put market banners up	01.05.2025
5	01.05.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	OMCC garden build new raised bed	01.05.2025
6	01.05.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	Clear away rubble	01.05.2025
7	02.05.2025	BTC Staff			Events	Change notices in bus shelters	02.05.2025
8	02.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Mark graves	02.05.2025
9	02.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Meet Middletons to discuss tree works	02.05.2025
10	02.05.2025	BTC Staff			BuRRT Maintenance	Collect BuRRT from M J Motors	02.05.2025
11	07.05.25	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Went to Community Centre re: chair delivery	07.05.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
12	07.05.2025	BTC Staff			Defibrillators	Sort out defib circuit	07.05.2025
13	07.05.2025	BTC Staff			Brighter Burntwood	Sort out delivery re: planter	07.05.2025
14	08.05.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	OMCC garden build another raised bed	08.05.2025
15	08.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Build flat packed furniture	08.05.2025
16	08.05.2025	BTC Staff			Events	Put up banners around Sankey's Corner for VE Day Market	08.05.2025
17	08.05.2025	BTC Staff			Events	Put 'coat' on Scamp at Sankey's Corner - VE Day	08.05.2025
18	09.05.2025	BTC Staff			Events	Clean BuRRT ready for market	09.05.2025
19	09.05.2025	BTC Staff			Events	Load BuRRT for VE Day market	09.05.2025
20	09.05.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	OMCC garden fill raised bed with soil	09.05.2025
21	11.05.2025	BTC Staff			Events	Set up BTC gazebo etc for market at Sankey's Corner	11.05.2025
22	11.05.2025	BTC Staff			Events	Down down BTC gazebo etc after the market at Sankey' Corner	11.05.2025
23	12.05.2025	BTC Staff			Events	Empty BuRRT following market	12.05.2025
24	12.05.2025	BTC Staff			Events	Collect quotation for Xmas lights	12.05.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
25	12.05.2025	BTC Staff			Fingerposts	Confirm Coulter Lane sign is underway	12.05.2025
26	12.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Fire inspection	12.05.2025
27	14.05.2025	BTC Staff			Events	Taken 'coat' off Scamp at Sankey's Corner	14.05.2025
28	14.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Open and close cemetery	14.05.2025
29	14.05.2025	BTC Staff			Defibrillators	Checked Ryecroft and St John's Church defibs - put in new pads and set back to emergency ready	14.05.2025
30	15.05.2025	BTC Staff			Events	Cleaned BTC gazebo roof ready for next market	15.05.2025
31	15.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Installed kitchen appliances	15.05.2025
32	15.05.2025	BTC Staff			Brighter Burntwood	Confirmed planter delivery for 19.05.25	15.05.2025
33	16.05.2025	BTC Staff				Sort out invoice issues re: Screwfix	16.05.2025
34	16.05.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	Clear garden for photo - Cllr Coe and Pathway Project	16.05.2025
35	16.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Open and close cemetery	16.05.2025
36	16.05.2025	BTC Staff				Deliver meeting agendas to Cllrs	16.05.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
37	16.05.2025	BTC Staff				Go to Screwfix re: invoice issues	16.05.2025
38	16.05.2025	BTC Staff			Events	Take down market banners	16.05.2025
39	16.05.2025	BTC Staff			Defibrillators	Defib checks around the town	16.05.2025
40	19.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Clear the outer perimeter at Centre	19.05.2025
41	19.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Cut cross off gates at Centre	19.05.2025