

**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 16 JUNE 2025 COMMENCING AT 6.03 PM**

PRESENT

Councillor S Taylor (in the Chair)
Councillors Bacon, D Ennis, L Ennis, Gittings, Hancox, P Taylor, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk
Ms Kate Tait, Group Strategic Land & Planning Director, Tara Group
Mr David Onions, Lead Planning Consultant, Pegasus Group
Thirteen members of the public

PROPOSED DEVELOPMENT AT HIGHFIELDS ROAD AND PAVIORS ROAD

Councillor S Taylor welcomed Ms Tait and Mr Onions. Referring to the Public Forum part of the meeting, Councillor S Taylor explained to members of the public that they are more than welcome to listen to the presentation by Tara Group and Pegasus Group however as they have not advised the Council of any questions, they may wish to ask, at least three working days before the meeting, they are unable to participate in the debate.

Ms Tait explained that the site identified for development was located on Highfields Road and Pavors Road (bordering M6 Toll and Wharf Lane). She explained that Cameron Homes was part of the Tara Group which also consisted of Chasetown Civil Engineering and Keon Homes. Their ethos is taking the right parcel of land in the right location and creating homes that blend with existing communities, enhancing the surroundings.

Mr Onions referred to Grey Belt which is a new concept established by the Labour government. He explained that Grey Belt land is a term for areas within the Green Belt that are considered to be of lower quality and may be suitable for development under specific conditions. The concept is to potentially release some of this land for development, particularly to address housing shortages, while still protecting the core Green Belt.

Ms Tait recognised that the proposed housing site is outside of Burntwood Town Council's boundary however the proposed development would have an impact on its infrastructure.

Mr Onions pointed out that the new National Planning Policy Framework (NPPF) introduced by the Labour government has increased Lichfield District housing targets from 289 to 745 new homes per annum (158% increase). 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.

Councillor P Taylor asked if they had engaged with Hammerwich Parish Council (as the site lies within their parish) and Ms Tait confirmed that she had contacted the Chair of Hammerwich Parish Council and it was hoped that they would attend a future meeting of the Parish Council (July 2025).

Councillor D Ennis explained that a key point was to look after existing residents however we needed to be realistic. He felt that the 'power of engagement' was key and that we needed to lobby the County Council with regard to the proposed new doctors surgery and the state of the roads.

It was emphasised that this was not a planning application, however, Ms Tait referred to the Section 106 developer contributions aimed to mitigate the impact of new development on the local area and community which potentially could go towards infrastructure which has been identified by members of the public and Town Councils.

(Thirteen members of the public left the meeting at 6.24pm)
(Ms Tait and Mr Onions left the meeting at 6.24pm)
(Councillor D Ennis left the meeting at 6.24 pm)

PUBLIC FORUM

No questions were raised by members of the public.

1. APOLOGIES FOR ABSENCE

Councillor Bishop (Prior Commitments)
Councillor Bullock (Unwell)
Councillor Flanagan (Prior Commitments)
Councillor Swain (Prior Commitments)

The reasons for the apologies were approved.

2. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

Having no pecuniary interest, in the past Councillor S Taylor explained that she had worked for Cameron/Galliers Homes which is part of the Tara Group. Councillor S Taylor also confirmed that she had worked for other developers including Bromford Housing, and Taylor Wimpey North Midlands. She also confirmed that she will be joining Lichfield District Council's Planning Committee at the next Full Council Meeting scheduled for 08 July 2025.

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.

3. MINUTES

The Chair reminded Members that they were being asked to comment solely on the accuracy of the Minutes and that the Minutes had been agreed at Full Council on 22 May 2025.

It was proposed by Councillor P Taylor 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 06 May 2025 (Minute Nos. 71-76) be approved as a correct record.

(Councillor D Ennis re-joined the meeting at 6:27pm)

4. INFORMATION FROM THE MINUTES

The Blue Hoardings site off Milestone Way

Councillor S Taylor informed Members that plans for a major new retail and leisure development in Burntwood have been submitted to Lichfield District Council. The blue hoardings site off Milestone Way has been earmarked for a 52,000 sq ft scheme by property group M Core. She explained that the six-acre plot will feature three drive-through units and two large spaces for retailers or leisure operators.

Councillor S Taylor stated that work had been taking place on the land since February to clear unexploded military ordnance from the area's past as a munitions dump during World War Two. She explained that the work is expected to be completed next month, with hopes that the redevelopment project will begin later this year. M Core are aiming for completion of the scheme in September 2026, providing planning approval is granted.

Proposed Development at Highfields Road and Paviers Road

Members agreed that even though the development is not within the Parish of Burntwood that once the planning application is received it should be considered by this Committee.

5. PLANNING APPLICATIONS

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

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|-----|--------------|-----------------------|---|--|
| (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) |
|-----|--------------|-----------------------|---|--|

No objection.

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|-----|--------------|----------------------------|--|--|
| (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 |
|-----|--------------|----------------------------|--|--|

No objection.

(Members noted that this application had already been approved on 03.06.25).

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|-----|--------------|-------------|---|--|
| (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. |
|-----|--------------|-------------|---|--|

No objection in principle however if the Local Planning Authority is mindful to approve the application, then the comments made by Lichfield District Council's Conservation Officer should be placed on any approval.

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|-----|--------------|------------------|---|---|
| (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 |
|-----|--------------|------------------|---|---|

No objection in principle however if the Local Planning Authority is mindful to approve the application, then the storage unit should be used for ancillary domestic storage purposes only and shall not be used to provide additional living accommodation.

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| (e) | 25/00308/FUL | Highfield | Dr Brown
Land adjacent
Maple Hayes School
Abnalls Lane
Lichfield | Side extension to an existing
agricultural shed |
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No objection in principle as long as the shed is used for agricultural use only. If the Local Planning Authority is mindful to approve the application, then the comments made by Lichfield District Council's Arboricultural Officer should be placed on any approval and the proposal must comply with current Green Belt criteria.

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| (f) | 25/00614/FUH | Summerfield
and All
Saints | Mr Marshall
252 Chase Road
Burntwood | Erection of a first floor front
extension |
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No objection.

(Members noted that this application had already been approved on 13.06.25).

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|-----|--------------|-----------|---|--|
| (g) | 25/00368/FUH | Chasetown | Mrs Mee
213 High Street
Chasetown | Installation of disabled access
platform lift |
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No objection.

6. BuRRT UPDATE

Councillor S Taylor explained to Members that it was her intention to meet with a member of the Burntwood Response and Repair Team prior to each meeting and that the Team will be attending this Committee every other meeting (starting on 14 July 2025) to help Councillors build better connections and make better use of the BuRRT services in the community.

RESOLVED That the report of activities be noted.

(The Meeting closed at 6.45 pm)

Signed

Date