



The Old Mining College Centre
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Our Ref: SL/JM

07 July 2025

To: All Members of the Planning and Development Committee

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

Dear Councillor

PLANNING AND DEVELOPMENT COMMITTEE

The Planning and Development Committee will meet on **Monday 14 July 2025 at 6:00 pm at the 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. BuRRT UPDATE

The Burntwood Response and Repair Team to attend to provide information regarding BuRRT's function to see how Councillors can make better use of BuRRTs services in the community. To review and debate the activities of the Burntwood Response and Repair Team (**ENCLOSURE NO. 1**).

4. MINUTES

To approve as a correct record the Minutes of the Planning and Development Committee Meeting held on 16 June 2025 (Minute Nos. 1-6) (**ENCLOSURE NO. 2**).

5. INFORMATION FROM THE MINUTES

6. PLANNING APPLICATIONS

To consider the enclosed schedule of planning applications (**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.
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	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
1	21.05.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Clear away chairs at Centre	21.05.2025
2	28.05.2025	BTC Staff			Defibrillators	Defib checks around the town and put back online	28.05.2025
3	28.05.2025	BTC Staff		Chase Terrace	Brighter Burntwood	Planter delivered for Sankey's Corner	28.05.2025
4	30.05.2025	BTC Staff		Chase Terrace	Brighter Burntwood	Planter installed at Sankey's Corner	30.05.2025
5	30.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Clear away old planter	30.05.2025
6	30.05.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Plant up planter	30.05.2025
7	05.06.2025	Member of the Public				Assess missing handrail along footpath leading from Baker Street to Leisure Centre and obtain materials to make safe	05.06.2025
8	05.06.2025	Member of the Public		Chase Terrace		Assess broken fence on Fair Lady Drive and School Lane. Photos taken and reported	05.06.2025
9	05.06.2025	Councillor		Chasetown		Assess broken gate for walkway on Church Street and report	05.06.2025
10	06.06.2025	BTC Staff			Defibrillators	Defib checks	06.06.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
11	06.06.2025	BTC Staff	WS7 4QH	Chasetown	Events	Empty and load up BuRRT for market	06.06.2025
12	06.06.2025	BTC Staff			BuRRT Maintenance	Book BuRRT in with M J Motors for MOT	06.06.2025
13	06.06.2025	BTC Staff		Highfield	Brighter Burntwood	Arrange delivery of new finger posts	06.06.2025
14	06.06.2025	BTC Staff			Brighter Burntwood	Ordered two more 3-tier planters	06.06.2025
15	09.06.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Cleaned benches	09.06.2025
16	09.06.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Sorted delivery and cleared rubble	09.06.2025
17	09.06.2025	BTC Staff	WS7 4QH	Chasetown	Events	Empty BuRRT of market equipment	09.06.2025
18	12.06.2025	BTC Staff		Chase Terrace	Brighter Burntwood	Filled up planter at Sankey's Corner ready for planting	12.06.2025
19	12.06.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Cleared away ashes	12.06.2025
20	12.06.2025	BTC Staff	WS7 9DR	Highfield	Cemetery	Sort works plan for tree works	12.06.2025
21	12.06.2025	BTC Staff	WS7 4QH	Chasetown	OMCC Maintenance	Fixed damaged water supply to hanging basets	12.06.2025
22	13.06.2025	BTC Staff			BuRRT Maintenance	Dropped off BuRRT to M J Motors for MOT	13.06.2025
23	16.06.2025	BTC Staff			BuRRT Maintenance	Collected BuRRT from M J Motors	16.06.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
24	16.06.2025	Member of the Public				Assess hole at Birch Avenue on footpath	16.06.2025
25	18.06.2025	Member of the Public		Highfield	Coulter Lane Cemetery	Start to clear ivy on boundary	18.06.2025
26	18.06.2025	Tenant	WS7 4QH	Chasetown	OMCC Maintenance	Mowed OMCC garden	18.06.2025
27	18.06.2025	Member of the Public	WS7 9DR	Highfield	Cemetery	Watered planters	18.06.2025
28	18.06.2025	Tenant	WS7 4QH	Chasetown	OMCC Maintenance	Fixed power in MHA kitchen	18.06.2025
29	19.06.2025	BTC Staff				Put up pride flag on flag pole at Library	19.06.2025
30	19.06.2025	BTC Staff				Update inventory regarding tools	19.06.2025
31	19.06.2025	BTC Staff		Highfield	Brighter Burntwood	Arranged for finger posts to be returned and repainted due to wrong colour	19.06.2025
32	20.06.2025	BTC Staff	WS7 4QH	Chasetown	BuRRT Maintenance	Arrange for BuRRT rear fog light to be fitted	20.06.2025
33	20.06.2025	BTC Staff			BuRRT Maintenance	Dropped off BuRRT to M J Motors for MOT retesting	20.06.2025
34	20.06.2025	Member of the Public		Highfield	Coulter Lane Cemetery	Continue to clear ivy on boundary	20.06.2025
35	23.06.2025	BTC Staff			Defibrillators	Defib checks	23.06.2025

	Date reported	Reported by	Postcode	Ward	Category	Brief Description	Date completed
36	23.06.2025	BTC Staff			Bleed Kits	Put bleed kits in all defib units	23.06.2025
37	23.06.2025	BTC Staff			Bleed Kits	Put bleed kit labels on defib cabinets	23.06.2025
38	26.06.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Install water heater and two notice boards	26.06.2025
39	30.06.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Install extractor fan, post box and more notice boards	30.06.2025
40	30.06.2025	BTC Staff	WS7 1JH	Chase Terrace	Community Centre	Walk through regarding electrics, solar panels etc	30.06.2025
41	02.07.2025	BTC Staff			Events and Community Centre	Put up Wakes Festival banners, empty BuRRT of Community Centre rubbish and collect rubbish from Community Centre	02.07.2025
42	04.07.2025	BTC Staff			Community Centre, OMCC Maintenance and Cemetery	Put up toilet roll holders at Centre, clear rubbish around the OMCC garden and change bins over at Cemetery	04.07.2025

**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:

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

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

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

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

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 |
|-----|--------------|----------------------------------|--|--|

No objection.

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

- | | | | | |
|-----|--------------|-----------|---|--|
| (g) | 25/00368/FUH | Chasetown | Mrs Mee
213 High Street
Chasetown | Installation of disabled access
platform lift |
|-----|--------------|-----------|---|--|

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

Planning and Development Committee: Applications for Consideration: 14 July 2025

	Application No.	Ward	Site	Proposal
(a)	25/00708/FUH	Gorstey Ley	Miss Furby 10 Church Road Burntwood	First floor side extension to form bedroom, new roof, and installation of 2 no. atriums to single storey rear extension
(b)	25/00687/FULM		Mr Dunlop Blue Hoarded Site Land off Milestone Way Burntwood	Erection of 2 units comprising Unit 4, 1399 sq m for retail or leisure use (Class Ea) or Class Ec) and Unit 5 2328sqm for retail and garden centre (Class Ea), 2 Drive Thru restaurants, including formation of new accesses off Robins Road and Morrisons service road, car parking, landscaping, and associated works
(c)	25/00733/FUH	Boney Hay and Central	Mrs Harwood 44 Chorley Road Burntwood	Erection of single storey rear extension and two storey side extension to create additional master bedroom, en-suite, and family bathroom
(d)	25/00281/FUL	Chasetown	Mr Willis Abacus Day Nursery Park Cottage 162 High Street Chasetown	Single storey rear and side extensions to form classrooms and reception area and removal of canopy and cabin
(e)	25/00763/FUH	Boney Hay and Central	Mr Ritbergeris 33 Bridge Cross Road Burntwood	Demolition of existing conservatory and erection of a single storey rear extension
(f)	25/00370/COU	Chasetown	Ms Senah 4A Ash Grove Burntwood	Change of use from single family dwelling (Class C3) to Class C2 use including garage conversion
(g)	25/00371/COU	Chasetown	Almond Care Limited 4B Ash Grove Burntwood	Change of use from single family dwelling (Class C3) to Class C2 use
(h)	25/00666/FUH	Chasetown	Almond Care Limited 6A Union Street Burntwood	Erection of timber single storey granny annexe

AGENDA ITEM 6 - ENCLOSURE NO. 3