

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, BURNTWOOD ON
THURSDAY 15 JANUARY 2026 COMMENCING AT 6.00 PM**

PRESENT

Councillor S Taylor (in the Chair)
Councillors Bullock, Craik, D Ennis, L Ennis, Hancox, Swain, P Taylor, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk

PUBLIC FORUM

No members of the public were present.

- 44. APOLOGIES FOR ABSENCE** were received from Councillor Bishop, Councillor Gittings and Councillor Kube.

45. 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.

46. 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 Swain and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 15 December 2025 (Minute Nos. 37-43) be approved as a correct record.

47. INFORMATION FROM THE MINUTES

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Planning Application 25/01176/COU - Conversion of the existing barns into four dwellings with gardens and all other associated works at The Barn Padbury Lane Creswell Green Burntwood

Referring to Minute No. 36 (17 November 2025) and following the Committee's objection (OBJECTION to the change of use of agricultural buildings to form 4 dwellings as the dwellings would have a significant impact on the green belt and represents inappropriate development) the Deputy Clerk informed Members that Lichfield District Council had permitted the application on 23 December 2025 for the following reasons:

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

3. Notwithstanding any description/details of external materials in the application documents, the external materials shall match in colour and texture those of the existing building.

1. Before the development hereby approved is commenced above slab level, full details of fenestration including external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The approved fenestration shall thereafter be provided in accordance with the approved details before the development is first brought into use.

5. All planting, seeding, or turfing shown on the approved plans/ approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

6. All existing trees and hedges shown as being retained on the plans hereby approved listed under condition 2 shall be protected in line with the Tree Protection Barrier recommendations contained within figure 7.2 of the British Standard 5837 (2012) 'Trees in relation to construction'. Such fencing shall be erected before the development commences and shall be retained at all times whilst construction works are taking place.

7. No materials shall be stored within the root protection area of the protected trees and hedges as shown in the document titled Tree Protection Plan (AEL-18997).

8. The development hereby approved shall be carried out in strict accordance with the details and methods contained within the supporting preliminary ecological appraisal dated September 2025, prepared by Focus Environmental Consultants, and dated September 2025.

9. The proposed car parking as shown on the approved plans drawing no. 04 shall be undertaken utilising a consolidated material and marked out prior to the first occupation of the dwellings hereby permitted. Thereafter these parking areas shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order amending, revoking and/or re-enacting that order, with or without modification), no development as outlined in Article 3 Schedule 2 Part 1 Classes (A- H) or Part 2 Class A shall be carried out without further subsequent planning approval of the Local Planning Authority.

11. No external lighting shall be erected/installed without the prior approval in writing of the Local Planning Authority. Any proposed lighting shall be designed to take into account the impact on Gentleshaw Common environ as outlined in the 'Focus' PEA statement.

Proposed Residential Development – Land North of Rake Hill, Burntwood – Consultation

Referring to the email sent by the Deputy Clerk to all Members of the Town Council on 17 December 2025, the Deputy Clerk explained that Hourigan Planning are preparing an outline planning application on behalf of Anwyl Land Limited in relation to a proposed residential development on land north of Rake Hill, Burntwood. The development includes provision for circa 225 new dwellings, including 43% affordable housing. Hourigan Planning are currently undertaking a period of consultation which is open until midnight on 18 January 2026. The Deputy Clerk confirmed that representatives from Hourigan Planning had been invited to the meeting but had declined. The Deputy Clerk emphasized that a formal planning application had not been received by the Town Council.

48. PLANNING APPLICATIONS

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

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|-----|---------------|----------------------------|---|--|
| (a) | 25/01531/FUL | Summerfield and All Saints | Ms Nash
159 Chase Road
Burntwood | Section 73 application to amend description of development to remove '159 Chase Road' from condition 9 (parking and turning areas) of permission 22/00006/FUL |
| | No objection. | | | |
| (b) | 25/01530/ADV | Chasetown | Queensway Coffee Houses Ltd
Land adjacent
Milestone Way & Robins Road
Burntwood | Installation of various building signage and site signage including 2 no. Starbucks Letters, Drive Thru Letters, 3 no. Starbucks Roundels, 1 no. Pole Sign, 2 no. Drive Thru Directional Signs, 1 no. Height Restrictor, 1 no. Pre Menu Board, 1 no. Drive Thru Order Confirmation, 1 no. Menu Board and 1 no. Monument Sign |
| | No objection. | | | |
| (c) | 25/01496/FUL | Boney Hay and Central | Mr Bennett
Land Opposite
Kingdom Hall of Jehovah's Witnesses
Chorley Road
Burntwood | Formation of vehicular access (part retrospective) |

No objection.

(d)	25/01580/FUL	Chasetown	Nick and Stuart Property Ltd Car Park adj 9 Edwards Road Burntwood	Erection of two dwelling houses and three apartments on a former private car park
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No objection, in principle, however, as Members raised concerns over the on-site parking provision, the Local Planning Authority to ensure that there is adequate on-site parking provided in respect of the proposal.

49. BURRT UPDATE

Referring to previous discussions, the Chair asked that should Members text or phone a request into the Burntwood Response and Repair Team Members this needed to be followed up by an email (burrt@burntwood-tc.gov.uk) in order that the Deputy Clerk can ensure that all requests are recorded.

RESOLVED That the report of activities be noted.

(The Meeting closed at 6.14 pm)

Signed

Date