

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, BURNTWOOD ON
MONDAY 20 APRIL 2026**

PRESENT

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

In attendance

Ms Minor, Deputy Clerk

PUBLIC FORUM

No questions were raised by the member of the public.

- 62. APOLOGIES FOR ABSENCE** were received from Councillor Bullock, Councillor Kube and Councillor S Taylor.

63. 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.

64. BuRRT UPDATE

In the absence of the Burntwood Response and Repair Team and referring to Minute No. 78 - Creation of enlarged meeting room at the Old Mining College Centre (Full Council dated 25 March 2026 refers), Councillor D Ennis confirmed that the Burntwood Response and Repair Team had started the revamping works. Referring to the activities sheet, Councillor D Ennis encouraged Councillors to report any tasks to burr@burntwood-tc.gov.uk.

RESOLVED That the report of activities be noted.

65. 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 L Ennis and following a unanimous show of hands it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 23 March 2026 (Minute Nos. 56-61) be approved as a correct record.

66. INFORMATION FROM THE MINUTES

Planning Application 26/00077/FUL – 161 High Street, Chasetown, Burntwood Erection of one bedroom bungalow and associated works

Referring to Minute No. 60(b) – 23 March 2026 refers and following the Town Council's no objection, the Deputy Clerk informed Members that the application had been refused by the Local Planning Authority on 30 March 2026 for the following reasons:

1. The design/layout of the proposal would result in a poor design that is cramped/contrived with poor outlook and amenity for any perspective occupiers, due to the oppressive relationship and proximity to the existing property at 161 High Street, Chasetown contrary to Policies CP3, BE1 of the Local Plan Strategy, Policy B6 of the Burntwood Neighbourhood Plan, the National Space Standards. and paragraph 135(f), of the National Planning Policy Framework.
2. The proposal, by virtue of the design of the parking facilities, including lack of turning space, would increase the likelihood of vehicles backing out onto the highway and increasing the potential for conflicting traffic movements on to the High Street, Chasetown and therefore have an unacceptable impact on highway safety contrary to policy CP5, ST2 of the Lichfield Local Plan Strategy, the Sustainable Development SPD and paragraph 116 of the National Planning Policy Framework.

Planning Application 25/01496/FUL Land Opposite Kingdom Hall Of Jehovah's Witnesses, Chorley Road, Burntwood Formation of vehicular access (part retrospective) Appeal Starting Date: 1st April 2026

Referring to Minute No. 48(c) – 15 January 2026 and following the Town Council's no objection, the Deputy Clerk informed Members that following the Local Planning Authority's refusal on 28 January 2026 for the following reasons:

1. The application has failed to demonstrate safe and suitable vehicular accesses due to plan inconsistencies and visibility splays being drawn incorrectly. The development would therefore be considered contrary to the objectives of Core Policy 5 (Sustainable Transport) and Policy ST1 (Sustainable Travel) of the Lichfield Local Plan Strategy (2015) and the National Planning Policy Framework.
2. The application fails to demonstrate that a net gain for biodiversity can be achieved in accordance with the requirements set out under Core Policy 13 (Our Natural Resources) and NR3 (Biodiversity, Protected Species, and their Habitats). The development would therefore be contrary to the requirements set out within the Lichfield Local Plan Strategy (2015), the Biodiversity and Development SPD and the National Planning Policy Framework.
3. The applicant has not provided sufficient information that the works would not adversely be impacted by flooding as no information has been provided in terms of drainage or permeable surfacing and the finished levels of the site. The land is within the 'more vulnerable category' as defined by Annex 3 of the NPPF and is a higher risk flood zone 2 and 3 and therefore without these details the Local Planning Authority are unable to determine that the new works would be resilient to flooding. Therefore, the development is considered contrary to Policies Core Policy 2 (Presumption in favour of sustainable development), Core Policy 3 (Delivering Sustainable Development), policy BE1 (High Quality Development), the Sustainable Design SPD, and the National Planning Policy Framework.

the applicant had lodged an appeal. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Enforcement Notice – 26/00050/EUD - Woodhouses Lane

The Deputy Clerk explained that an application had been submitted, but it was invalid. As a result, no planning permission is in place and Lichfield District Council are already progressing enforcement action. Lichfield District Council has ordered the landowners to completely undo the unauthorised work e.g. (a) they must rip up and remove all concrete, hardcore, and crushed stone; (b) dig out and remove the septic tank, drainage pipework, and infrastructure; (c) removal all caravans and mobile structures, including water/electric hook-ups; (d) stop using the land for caravans entirely and (e) restore the land to its original state by backfilling excavations and reseeding it with grass.

Appeal Deadline: The owners have until Wednesday 20 May 2026 to appeal to the Planning Inspectorate.

Compliance Period: If the owners don't appeal (or if they lose the appeal) the owners have three months to clear the site completely.

The Injunction: Lichfield District Council is currently preparing an application for a Court Injunction. While the Enforcement Notice deals with the land use, an injunction is a powerful court order that can lead to even more severe penalties if ignored. This is being treated as a priority by Lichfield District Council's legal team.

Land Ownership: The people on the site are the lawful owners. This is not a trespass issue, so Lichfield District Council cannot physically 'evict' them or stop them from entering their own land.

Due Process: Planning law is a statutory process. Lichfield District Council must follow the legal steps to ensure their case is 'robust and proportionate' when it gets to court.

The Stop Notice: The Temporary Stop Notice is still in force. Any continued digging or construction is being logged as evidence for the upcoming court cases.

67. PLANNING APPLICATIONS

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

(a)	26/00306/FUH	Summerfield and All Saints	Mr Upton 37 Chase Road Burntwood	Removal of existing rear conservatory and side outhouse building and erection of a replacement single storey rear and side extension with hip style roof
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No objection

(b)	26/00355/FUL	Chase Terrace	Mr and Mrs Bradshaw Bleak House Farmhouse Ironstone Road Burntwood	Erection of self-build replacement dwelling, detached garage and associated works
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As this is a new dwelling Burntwood Town Council does not support any new development on designated Green Belt land.

(c)	26/00361/CLE	Highfield	St Matthews Support Services 47 St Matthews Road Burntwood	Certificate of Lawfulness (Existing): To confirm the existing use of residential C3 is lawful
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No objection.

(d)	26/00253/FUL	Boney Hay and Central	Mr Tilt Land rear 109 & 111 Rugeley Road Chase Terrace	Erection of 2 dormer bungalows and associated landscaping and works
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No objection in principle however the Local Planning Authority to ensure that the dwellings have adequate amenity space.

(e)	26/00415/ADV		Queensway Coffee Houses Ltd Land adjacent Milestone Way Robins Road Burntwood	Installation of 1 no. pole sign
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No objection.

(f)	26/00416/FUH	Hunslet	Mr Mousley Whitehouse Farm 91 Rugeley Road Burntwood	Demolition of existing lean-to utility, erection of a two-storey side extension and single-storey lean-to extension with the partial removal of Cypress Leyland hedging subject to Tree Preservation Order (TPO) No. 218-2001
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No objection in principle as long as the Local Planning Authority's Arboricultural Officer has no objection to the partial removal of the Cypress Leyland hedging.

(g)	26/00132/COU	Gorstey Ley	Mr Rowley 15 Penk Drive Burntwood	Change of use of land to residential curtilage and erection of boundary fence
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OBJECTION as the proposed new boundary fence would reduce the openess and change the character of the streetscene.

(The Meeting closed at 6.29 pm)

Signed

Date