

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, BURNTWOOD ON
MONDAY 13 JULY 2026**

PRESENT

Councillor S Taylor (in the Chair)
Councillors Bishop, Gittings, Kube, Swain, and Willis-Croft

In attendance

Ms Minor, Deputy Clerk

PUBLIC FORUM

No members of the public were present.

- 8. APOLOGIES FOR ABSENCE** were received from Councillor Craik, Councillor D Ennis, Councillor L Ennis, Councillor Hancox and Councillor P Taylor.

9. 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.

10. MINUTES

The Chair reminded Members that they were being asked to comment solely on the accuracy of the Minutes.

It was proposed by Councillor Swain and seconded by Councillor Gittings and it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 22 June 2026 (Minute Nos. 1-7) be approved as a correct record.

11. INFORMATION FROM THE MINUTES

For Information Purposes Only

Planning Application 25/01485/OUTM – Land at Coulter Lane Farm, Coulter Lane
Outline planning application (with all matters reserved except primary means of vehicular access from Church Road) for the demolition of 59 Church Road (and associated buildings) and the construction of up to 250 dwellings, associated access, drainage, green and blue infrastructure, ground remodelling and ancillary infrastructure

Referring to Minute No. 42(c) (15 December 2025 refers) the Deputy Clerk confirmed that following significant planning objections raised by the Town Council and Burntwood Action Group, the application will be determined at Lichfield District

Council's Planning Committee on 20 July 2026. It was noted however that the recommendation contained in the report was for approval of the application subject to conditions and the satisfactory completion of a signed S106 Agreement made under the Town and Country Planning Act 1990 to secure affordable housing; highway improvements; travel plan; provision of open space; allotments; off-site sports contribution and Cannock Chase SAC financial contribution.

12. PLANNING APPLICATIONS

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

- | | | | | |
|-----|---|-----------------------|---|---|
| (a) | 26/00743/FUH | Boney Hay and Central | Ms Upton
70 Redwood Drive
Burntwood | Erection of a first floor side extension and single storey rear extension |
| | No objection. | | | |
| (b) | 26/00716/FUH | Chase Terrace | Mr Caddick
33 Thorpe Street
Burntwood | Single storey rear extension to form conservatory, bedroom, and bathroom |
| | No objection. | | | |
| (c) | 26/00599/FUH | Highfield | Mr Higgins
2 Spade Green
Abnalls Lane
Burntwood | Erection of a single storey side and rear extension with a part first floor rear extension |
| | No objection. | | | |
| (d) | 26/00699/FUH | Gorstey Ley | Ms Marshall
6 Stour Close
Burntwood | Construction of a detached garage in the front garden |
| | No objection, in principle, however, the detached garage in future should not be used, sold, or let as a separate dwelling and should be in keeping with the streetscene. | | | |
| (e) | 26/00814/FUL | Chasetown | Roadtech Sass
164 High Street
Chasetown | Demolition of existing building and erection of two storey office building with car park and associated works |
| | No objection. | | | |
| (f) | 26/00795/FUL | Chasetown | Nick and Stuart Property Ltd
13 High Street
Chasetown | Demolition of existing buildings and erection of 2 no. one bedroom apartments and associated works |

OBJECTION. Members felt that there is already inadequate parking provision around the site and this needed to be addressed.

13. BURRT UPDATE

Members reviewed the update provided. In the absence of the Burntwood Response and Repair Team at previous meetings, Councillor S Taylor informed Members that she would be arranging a face to face meeting with the Town Clerk and Leader.

RESOLVED That the report of activities be noted.

14. DEFINITIVE MAP MODIFICATION ORDER – CAMSEY LANE

Councillor Gittings explained to Members that a Definitive Map Modification Order application has been made under Section 53 of the Wildlife and Countryside Act 1981 to add a Byway Open to All Traffic along Camsey Lane. Staffordshire County Council at the Countryside and Rights of Way Panel meeting on 09 May 2019 determined that this route existed in law and therefore should be added to the Definitive Map and Statement of Public Rights of Way for Staffordshire.

The Deputy Clerk explained that the Byway Open to All Traffic (BOAT) is a public highway in England where the public has a legal right to travel by any mode of transport. This includes walkers, cyclists, horse riders, and drivers of all mechanically propelled vehicles (like cars and motorbikes).

The Deputy Clerk informed Members that back in October 2018, the Town Council were totally opposed to the proposal as we saw it as a means by which developers may gain additional access to nearby Green Belt fields and thus make those areas more vulnerable to developments which the Town Council opposes. An inspection of the route at the time showed that use of the route by the public was minimal at best. At the Coulter Lane end there was a steel gate which was padlocked and did not seem to be opened regularly. Beyond that there was a considerable amount of vegetation which had not been disturbed by vehicle or pedestrian movement. At The Roche end there were two very large concrete blocks which prevented access by vehicles. The route from that end was very overgrown and the trees were low all of which would prevent easy access and did indicate that the route was not used.

It was proposed by Councillor Swain, seconded by Councillor Gittings, and following a unanimous show of hands it was

RESOLVED That Staffordshire County Council be informed that the Town Council still totally oppose the proposal as the Town Council see it as a means by which developers may gain additional access to Green Belt fields and thus make those areas more vulnerable to developments which the Town Council opposes.

15. COMMUNITY INFRASTRUCTURE LEVY COMMUNITY FUND – SPARK COURTYARD PROJECT

The Deputy Clerk referred Members to Minute No. 9 – Better Burntwood Fund – Commissioning Programme (Community and Partnerships Committee dated 02 July 2026 refers) and Minute No. 8 – Community Infrastructure Levy (CIL) Grant Application Procedure (Policy and Resources Committee dated 06 July 2026) where Members had discussed the Community Infrastructure Levy Fund in depth.

Members felt that the two applications should not be considered at this stage. As previously discussed by this Committee (Minute No. 74 – 18 May 2026 refers), the Town Council needs an adopted CIL procedure in place first, with clear priorities and goals setting out what the Town Council wants CIL funding to achieve. Previous minutes reflected that this was the agreed direction of travel, with applications intended to

align with priorities chosen by the Town Council, with a set process for reviewing funds and inviting applications.

Members felt that until that policy and framework are formally adopted, and until the Town Council has clearly opened the process for applications, it is not appropriate for this Committee to determine individual CIL requests.

It was proposed by Councillor Swain, seconded by Councillor Gittings, and following a unanimous show of hands it was

RESOLVED That the Spark Courtyard Project application and the Burntwood Memorial Community Association application be deferred until the policy has been properly agreed and the process formally opened.

16. COMMUNITY INFRASTRUCTURE LEVY COMMUNITY FUND – BURNTWOOD MEMORIAL COMMUNITY ASSOCIATION

As above.

(The Meeting closed at 6.37 pm)

Signed

Date