

**MINUTES OF A MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE
HELD AT THE OLD MINING COLLEGE CENTRE, QUEEN STREET, BURNTWOOD ON
MONDAY 10 AUGUST 2026**

PRESENT

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

In attendance

Ms Minor, Deputy Clerk
Two members of the public

PUBLIC FORUM

The Chair welcomed the members of the public to the meeting. As explained by the Chair, as no request had been received to speak, they were here to observe only.

- 17. APOLOGIES FOR ABSENCE** were received from Councillor Bishop, Councillor Bullock, Councillor D Ennis and Councillor Kube.

18. GENERAL DECLARATIONS OF INTERESTS AND DISPENSATIONS

Councillor P Taylor declared an interest in agenda item 7 – Community Infrastructure Levy Community Fund (Burntwood Memorial Community Association) as he is the Chair of Trustees. When considering this agenda item, Councillor P Taylor vacated the room and took no part in the discussion thereon.

Councillor S Taylor declared an interest in agenda item 7 – Community Infrastructure Levy Community Fund (Burntwood Memorial Community Association) and when considering this agenda item, Councillor S Taylor vacated the Chair and took no part in the discussion thereon.

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.

19. MINUTES

Referring to Full Council held on 23 July 2026 (Minute No. 29), the Deputy Clerk reminded Members that they were being asked to comment solely on the accuracy of the Minutes.

It was proposed by Councillor Gittings and seconded by Councillor P Taylor and it was

RESOLVED That the Minutes of the Planning and Development Committee Meeting held on 13 July 2026 (Minute Nos. 8-16) be approved as a correct record.

20. INFORMATION FROM THE MINUTES

For Information Purposes Only Miller Homes - Land North of Lichfield Road, Burntwood

The Deputy Clerk informed Members that Miller Homes is preparing an outline planning application with all matters reserved except access for up to 350 homes on land north of Lichfield Road.

The proposals include:

- Up to 350 high-quality new homes, designed to respond positively to Burntwood's character and local setting.
- Up to 50% affordable homes to help address local housing needs and deliver sustainable communities for all.
- Utilising 'grey belt' land which does not strongly contribute to the relevant purposes of Green Belt as defined in the National Planning Policy Framework (NPPF).
- A mix of house types, responding to local needs, including addressing the imbalance of house types across the district by providing smaller, two and three bed properties.
- New public open space, including landscaped green areas and opportunities for recreation and wellbeing.
- New pedestrian and cycle connections helping to encourage active travel and improve links to local facilities and neighbouring communities.
- Retention of the existing public right of way through the site in its current location.
- A carefully considered access strategy, designed to respond to local road conditions, safety, and movement patterns.
- A landscape-led layout, retaining key hedgerows, trees, and existing natural features wherever possible.
- Sustainable Drainage Systems (SuDS) such as attenuation basins and planted drainage areas to manage surface water and strengthen the landscape.
- Biodiversity Net Gain in line with mandatory requirements, guided by ecological survey work and long-term management, with Homes for Nature measures such as integrated bat and bird boxes.
- Retention and enhancement of existing trees and hedgerows, supporting wildlife corridors and helping the development blend into the surrounding countryside.

More information can be found at millerhomesburntwood.co.uk.

For Information Purposes Only Sale by Public Auction – Land at Jones Lane

The Deputy Clerk informed Members that land at Jones Lane will be for sale by public auction on the 21 September 2026 with a guide price of £325,000 - £350,000.

The land consists of 12.85 acres (5.199 hectares) single parcel of arable land including an enclosed steel portal framed building on its eastern elevation. The land has been reseed to grass and is within an arable rotation. The land is adjoined by residential houses to its northern and eastern boundaries. The barn is situated to the eastern boundary of the property, enclosed with post and rail fencing with a hardcore drive of Jones ' Lane. The building extends to four bays by two bays with roller shutter door, enclosed with 2m high precast concrete walls with profile metal sheeting above.

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**

The Deputy Clerk informed Members that following Lichfield District Council's Planning Committee held on 20 July 2026; the application had been refused for the following reasons:

1. The proposed development constitutes inappropriate development within the Green Belt and would result in the loss of open Green Belt land that makes a strong contribution to preventing unrestricted urban sprawl and maintaining the openness of the Green Belt. The proposal fails to satisfy any of the exceptions for development within the Green Belt set out in Section 13 of the National Planning Policy Framework, and no very special circumstances have been demonstrated that would clearly outweigh the harm to the Green Belt and any other identified harm. The proposal is therefore contrary to the National Planning Policy Framework.

2. The proposed development would place additional pressure on existing community infrastructure, including GP surgeries, dental practices and schools, without adequate evidence that sufficient capacity exists or that appropriate mitigation would be secured to accommodate the increased demand arising from the development. As a result, the proposal would place an unacceptable burden on local infrastructure to the detriment of existing and future residents. The proposal is therefore contrary to the National Planning Policy Framework.

3. The proposed development would generate a significant increase in vehicular traffic, resulting in an unacceptable impact on the safe and efficient operation of the local highway network, with particular regard to Swan Island, where existing congestion and traffic pressures are already substantial. In the absence of 2 Application No. 25/01485/OUTM satisfactory evidence demonstrating that the highway impacts can be appropriately mitigated, the proposal would lead to severe residual cumulative impacts on the transport network, contrary to the National Planning Policy Framework.

21. PLANNING APPLICATIONS

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

(a)	26/00818/FUH	Summerfield and All Saints	Mr Edwards 42 Norton Lane Burntwood	Single storey front, side and rear extension to create larger living quarters, as well as a double garage
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No objection, however, the Local Planning Authority must ensure that the proposal is not over intensive development of the site.

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| (b) | 26/00824/FUL | Chasetown | Craig Chance Properties Ltd
Land rear of
87 High Street
Chasetown | Section 73 application to vary Condition 2 (approved plans and specification) of planning permission 23/00582/FUL to achieve greater clarity and consistency in the approved plans |
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No objection.

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|-----|----------------|-----------|--|--|
| (c) | 23/00596/DISCH | Chasetown | Craig Chance Properties Ltd
Land rear of
87 High Street
Chasetown | Discharge of condition 6 (contaminated land study) of permission 23/00596/COU) |
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OBJECTION. The Local Planning Authority must not discharge condition 6 of permission 23/00596/COU unless they are totally satisfied that the land is not contaminated and there is no risk whatsoever to future homeowners.

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| (d) | 26/00718/FUH | Hunslet | Mr Hunt
47 Hunslet Road
Burntwood | Erection of a single storey side extension (resubmission of 25/01392/FUH) |
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No objection in principle however Members noted that the application had been permitted on 07 August 2026.

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| (e) | 26/00845/FUH | Chasetown | Mrs Sagar
8 Belvedere Close
Burntwood | Single storey side extension |
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No objection.

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| (f) | 26/00779/FUH | Boney Hay and Central | Mr Wardle
23 Lambert Drive
Burntwood | Erection of first floor extension above garage (resubmission of 20/01314/FUH) |
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No objection.

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| (g) | 26/00838/COU | | LCP Properties Limited
Unit B2
Multipark Burntwood
Cannel Road
Burntwood | Change of use from Class B8 with ancillary offices, trade park and showroom to Class E(d) indoor recreation with ancillary facilities for golf simulation (no external alterations) |
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No objection.

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| (h) | 26/00880/FUH | Summerfield
and All Saints | Mr Lloyd
13 Anson Close
Burntwood | Extensions to the
ground floor side
elevations and first floor
roof and dormers |
| No objection. | | | | |
| (i) | 26/00934/FULM | Chasetown | Staffordshire County Council
Land south of
Milestone Way
Burntwood | Hybrid application for
full planning permission
for a health centre (Use
Class E(e)), sports
pitches / open space,
access, associated
infrastructure and
landscaping, and
outline planning
permission for a care
home (Use Class C2)
with access for
determination and all
other matters reserved |

Members were very supportive of the principle and wanted to see the medical centre delivered as quickly as possible. However, concerns were raised. The Town Council were previously given a clear understanding that this application would be for the medical centre only. It is therefore disappointing to see the care home element now included within the same application. This introduces another element which could potentially complicate or delay the medical centre which Burntwood urgently needs. Two separate applications would have allowed the medical centre to progress on its own merits, while allowing the Town Council to consider the care home separately.

Members were disappointed that land which previously had provided the youth club, skatepark and parkour facilities is now proposed as sports pitches and open space. Members felt that this was not equivalent replacement provision for young people, and it represents a loss of dedicated youth infrastructure for the town.

22. **BURRT UPDATE**

Members reviewed the update provided. Referring to Minute No. 13 (13 July 2026 refers), the Chair confirmed that she had emailed the Town Clerk regarding a face to face meeting however, she was still awaiting a response.

RESOLVED That the report of activities be noted.

6.20pm

**Councillor P Taylor left the meeting and Councillor S Taylor vacated the Chair
Councillor Gittings in the Chair**

23. **COMMUNITY INFRASTRUCTURE LEVY COMMUNITY FUND – BURNTWOOD MEMORIAL COMMUNITY ASSOCIATION – RESUBMISSION**

Referring to Full Council held on 23 July 2026 (Minute No. 29), the Deputy Clerk informed Members that they had been asked to reconsider the application. She explained that Councillor Woodward did acknowledge that the Town Council did need an adopted CIL procedure in place, with clear priorities and goals setting out what the Town

Council wants CIL funding to achieve, however, the application submitted by Burntwood Memorial Community Association pre-dated the new process and Councillor Woodward felt that this needed to be brought back to the next Planning and Development Committee for reconsideration.

Councillor Gitting explained the Association's current financial situation including running costs and reserves. She stated that the Town Council fully understands the importance of the Memorial Hall and the need to maintain the building but felt that CIL should not simply become another source of funding for routine maintenance where an organisation has sufficient funds. For example, boilers are an ageing asset which will always eventually need replacing, and organisations managing buildings should have a maintenance and sinking fund in place to deal with foreseeable costs such as this.

The Deputy Clerk drew the attention of Members to the application form and in particular page 6 and the Town Clerk's comments – Risk: Other – BTC has limited funds. This application demonstrates no new or improved facility for residents.

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

RESOLVED That the application submitted by Burntwood Memorial Community Association for funding via the Community Infrastructure Levy Community Fund be refused as the proposal does not create any additional infrastructure or materially improve the facilities available to residents.

(The Meeting closed at 6.27 pm)

Signed

Date