

PLANNING COMMITTEE

9 December 2013

PRESENT:

Councillors Mrs Fisher (Chairman), Mrs Stanhope MBE (Vice-Chairman), Mrs Arnold, Bacon, Constable, Cox, Drinkwater, Heath, Marshall, Mosson, Pritchard, Smedley, D.S. Smith, Strachan, Taylor, White, Wilks, Willis-Croft and Wilson.

(**APOLOGIES FOR ABSENCE** were received from Councillors Mrs Allsopp and Awty)

In attendance Mr Evenson – Staffordshire County Council.

162 DECLARATIONS OF INTEREST:

Councillor Marshall – Disclosable Pecuniary Interest in Application No. 13/01132/FUL as the applicant is known to him and he has business dealings with him.

Councillor Strachan – Non Disclosable Pecuniary Interest in Application No. 13/00633/OUTM as the applicant's agent is known to him.

Councillor White – Non Disclosable Pecuniary Interest in Application No. 13/01119/FUL as the applicant is known to him.

Councillor Wilson – Non Disclosable Pecuniary Interest in Application No. 13/01132/FUL as he is a member of Lichfield Agricultural Society as is the applicant.

163 MINUTES:

The Minutes of the Meeting held on 11th November 2013, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

164 DECISIONS ON PLANNING APPLICATIONS:

Applications for permission for development were considered with the recommendations of the Strategic Director – Democratic, Development and Legal Services and any letters of representation and petitions together with a supplementary report of observations/representations received since the publication of the agenda in the determination of Planning Applications numbered 13/00633/OUTM; 13/01119/FUL; 13/01132/FUL and 13/01039/FUL.

165 FRADLEY AND STREETHAY – 13/00633/OUTM – RESIDENTIAL DEVELOPMENT, COMPRISING OF UP TO 250 DWELLINGS; PUBLIC HOUSE/RESTAURANT (A3/A4 USE CLASS); COMPREHENSIVE GREEN INFRASTRUCTURE, OPEN SPACE NETWORK AND MULTIFUNCTIONAL OPEN SPACE INCLUDING FOOTPATHS, CYCLEWAYS, CHILDRENS PLAY SPACE, OPEN SPACE FOR SPORT, INFORMAL OPEN SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, HEDGEROWS AND GREENWAYS; FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE INCLUDING ATTENUATION PONDS; AND OTHER ASSOCIATED ANCILLARY INFRASTRUCTURE AND GROUND REMODELLING. ALL MATTERS RESERVED EXCEPT POINT OF ACCESS FROM HAY END LANE. LAND OFF HAY END LANE, FRADLEY FOR WILSON BOWDEN DEVELOPMENTS LTD:

RESOLVED: That subject to the owners entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) seeking to secure contributions/planning obligations towards:-

1. 25% Affordable Housing.
2. On-site Public Open Space.
3. On-site play area(s), playing pitches and changing facilities.
4. Indoor sports contribution.
5. Primary education provision and secondary education contribution.
6. Soc 2 contribution.
7. Contributions towards off-site highways works on Wood End Lane.
8. Public transport provision and contribution towards enhancement of services.
9. Use of the public house car park for school pick-up/drop-off purposes in perpetuity.
10. Travel Plan Monitoring Fee

planning permission be granted subject to the conditions contained in the report and supplementary report of the Strategic Director – Democratic, Development and Legal Services, in respect of the proposed development.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR R J CARRUTHERS AN OBJECTOR AND MR TONY BATEMAN THE APPLICANT'S AGENT)

166 ALREWAS – 13/01119/FUL – RECONFIGURATION OF PETROL FILLING STATION INCLUDING PARTIAL DEMOLITION OF STORAGE BUILDING, ONE NEW PUMP, RELOCATION OF EXISTING PUMP, RELOCATION OF JET WASH AND AIR AND WATER FACILITIES, RELOCATION OF INFRASTRUCTURE, HARD STANDING AND NEW BOUNDARY WALL, IVY GARAGE, MAIN STREET, ALREWAS FOR J T LEAVESLEY (ALREWAS) LTD:

RESOLVED: That planning permission be granted, subject to the conditions contained in the report of the Strategic Director – Democratic, Development and Legal Services, in respect of the above proposed development.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR R HAMILTON-MARTIN AN OBJECTOR AND MS NAOMI LIGHT THE APPLICANT'S AGENT)

167 HARLASTON – 13/01132/FUL – INSTALLATION OF A 50KW WIND TURBINE WITH HUB HEIGHT OF 24.8M AND TIP HEIGHT OF 34.5M AND ASSOCIATED FACILITIES AND WORKS, WIGGINTON FIELD FARM, MAIN ROAD WIGGINTON FOR MR AND MRS R CALCOTT:

RESOLVED: That planning permission be refused for the following reasons:-

1. The proposed turbine, due to its scale, height and location, would form a dominant feature which would cause substantial harm to the setting and significance of Wigginton Fields Farm, a Grade II Listed Building. It is not considered that the harm to this heritage asset would be outweighed by the contribution made by the turbine to sustainable energy generation. The development would therefore be contrary to the guidance contained within the National Planning Policy Framework; Policies C1 (Listed Buildings) and DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies) and Core Policy 3 (Delivering Sustainable Development), Core Policy 14 (Our Built & Historic Environment), and Policies SC2 (Renewable Energy) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

2. The proposed turbine, due to its location and scale, would result in an unacceptable visual intrusion in the local landscape, thereby harming the character and appearance of this part of the countryside and it is not considered that this harm would be outweighed by the contribution made by the turbine to sustainable energy generation. The proposal is therefore considered to be contrary to the guidance contained within the National Planning Policy Framework; Policies E6 (Development in Rural Areas) and DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies), and Core Policy 3 (Delivering Sustainable Development) and Policies SC2 (Renewable Energy), NR1 (Countryside Management), NR5 (Natural & Historic Landscapes) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

3. The proposed turbine, due to its proximity to residential properties would result in potential nuisance from noise, thereby materially detracting from the amenities of nearby residents. It is not considered that this harm would be outweighed by the contribution made by the turbine to sustainable energy generation. The proposal is therefore considered to be contrary to the guidance contained within the National Planning Policy Framework; Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies), and Core Policy 3 (Delivering Sustainable Development) and Policies SC2 (Renewable Energy) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

It is considered that the proposals are unsustainable and do not conform with the core planning principles of the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION A REPRESENTATION WAS MADE BY MS MARIE STACEY THE APPLICANT'S AGENT)

168 LICHFIELD – 13/01039/FUL – CONSTRUCTION OF NEW ACCESS TO SERVE NETHERSTOWE HOUSE HOTEL FROM THE A5192 EASTERN AVENUE, NETHERSTOWE HOUSE HOTEL, NETHERSTOWE LANE, NETHERSTOWE FOR MR B HEATHCOTE:

RESOLVED: That planning permission be refused for the following reasons:-

1. The proposed development would result in the loss of open space to the detriment of the character and amenity of the area. The proposal is therefore considered to be contrary to the guidance contained within the National Planning Policy Framework; Policies DC1 (Amenity and Design Principles for Development) and R1 (Open Space Provision) of the Lichfield District Local Plan (1998) (saved policies), and Core Policy 3 (Delivering Sustainable Development); Core Policy 10 (Healthy and Safe Lifestyles); and, Core Policy 14 (Our Built & Historic Environment), and Policies BE1 (High Quality Development) and HSC1 (Open Space Standards) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

2. The proposal would have a detrimental impact on highway safety as additional vehicle movements in this location would represent a danger to other road users and would endanger pedestrians. The proposal is therefore considered to be contrary to the guidance contained within the National Planning Policy Framework; Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies), and Core Policy 3 (Delivering Sustainable Development), and Core Policy 14 (Our Built & Historic Environment), and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

3. The proposal would result in a detrimental impact on the residential amenity of local residents by reason of noise and light generated by users of the access. The proposal is therefore considered to be contrary to the guidance contained within the National Planning Policy Framework; Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies) and Core Policy 3 (Delivering Sustainable Development) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013).

It is considered that the proposals are unsustainable and do not conform with the core planning principles of the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR DAVID BRAIN AN OBJECTOR AND MR CHRISTOPHER TIMOTHY THE APPLICANT'S AGENT. COUNCILLOR GREATOREX ADDRESSED

THE COMMITTEE IN HIS ROLE AS NON COMMITTEE WARD MEMBER)

169 PROTOCOL FOR MEMBER ENGAGEMENT IN PRE-APPLICATION PLANNING DISCUSSIONS:

Members considered a report on proposed protocol for Member engagement in pre-application planning discussions.

RESOLVED: (1) That the proposed protocol for Member engagement in pre-application planning discussions as submitted be approved.

(2) That a report on the effectiveness of the protocol to be considered by the Environment and Development (Overview and Scrutiny) Committee and Planning Committee after one year of its operation.

(The meeting closed at 8.45 pm)

CHAIRMAN