

## PLANNING COMMITTEE

6 January 2014

### PRESENT:

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

(**APOLOGIES FOR ABSENCE** were received from Councillors Awty, Strachan and White)

### 189 DECLARATIONS OF INTEREST:

Councillor Roberts – Non Disclosable Pecuniary Interest in Application No. 13/01162/FUL as the agent of the applicant is known to him.

Councillor Mrs Stanhope – Disclosable Pecuniary Interest in the Issues Paper for Application No. 13/01175/FULM as she lives near to the site.

### 190 MINUTES:

The Minutes of the Meeting held on 9th December 2013, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

### 191 DECISIONS ON PLANNING APPLICATIONS:

An application for permission for development was 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 Application number 13/01162/FUL.

### 192 BURNTWOOD – 13/01162/FUL – ERECTION OF A SINGLE STOREY DETACHED BUILDING TO FORM GRANNY ANNEXE IN REAR GARDEN COMPRISING BEDROOM, BATHROOM, KITCHEN AND LOUNGE, 217 HIGH STREET CHASETOWN FOR MR & MRS J WESTLEY:

**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 A REPRESENTATION WAS MADE BY MRS WESTLEY THE APPLICANT)

### 193 ISSUES PAPER – PLANNING APPLICATION REF. 13/01309/OUTM FOR ERECTION OF 77 NO. DWELLINGS, ASSOCIATED OPEN SPACE AND INFRASTRUCTURE (OUTLINE: MEANS OF ACCESS). FORMER HEPWORTH BUILDING PRODUCTS, TRENT VALLEY INDUSTRIAL ESTATE, EASTERN AVENUE, LICHFIELD

Consideration was given to an issues paper relating to the proposed development.

**RECOMMENDED:** That the following issues be addressed in the assessment of the above application:

- Planning Policy and Principal of Development, including emerging local plan stance
- Highway Issues, including access and impact on highway network
- Residential Amenity Impact, including noise impact from railway and contamination
- Visual impact on the landscape.
- Layout and design, including landscaping and public open space provision.
- Impact on trees/vegetation.
- Impact on Flood Risk.
- Ecological and biodiversity impacts.
- Any wider social/economic benefits.
- Planning obligations.
- Connectivity with Lichfield and local facilities (crossing Eastern Avenue)
- Proximity to wind turbines that have planning permission
- Methodology used to assess vibration impact from railway traffic
- Explanation of what other land use options have been explored whilst the site has been vacant for some years

**194 ISSUES PAPER – PLANNING APPLICATION REF. 13/01175/FULM FOR RESIDENTIAL DEVELOPMENT OF 151 DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS, PARKING, PUBLIC OPEN SPACE, LANDSCAPING AND SIX ADDITIONAL CANAL MOORINGS, LAND NORTH OF DARK LANE, ALREWAS**

Consideration was given to an issues paper relating to the proposed development.

**RECOMMENDED:** That the following issues be addressed in the assessment of the above application:

- Policy and principle of development
- Siting, layout and quality of design
- Highways Issues, including access and impact on local/strategic highway network. To include details of access and egress onto Micklehome Drive; impact of additional traffic on Micklehome Drive and other roads; and explanation of why only 1 point of vehicular access.
- Connectivity and public footpaths
- Impact on residential amenity
- Visual impact on existing landscape
- Impact on trees and hedgerows and new landscape and planting
- Impact on Local Heritage Assets
- Flood risk and drainage –including how existing flooding issues will be addressed and the precise flood mitigation measures proposed
- Ecological and biodiversity impacts
- Planning Obligations, including affordable housing provision.
- Impact on the high pressure gas pipeline.

**195 ISSUES PAPER – PLANNING APPLICATION REF. 13/01214/OUTMEI FOR ERECTION OF 6 NO. BROILER REARING UNITS WITH ASSOCIATED FEED BINS, WEIGHING ROOMS, CONTROL ROOMS AND CATCHING CANOPIES AND AN AGRICULTURAL STORAGE BUILDING AND SITE OFFICE (OUTLINE) LAND SOUTH OF LITTLE HAY LANE, WEEFORD**

Consideration was given to an issues paper relating to the proposed development.

**RECOMMENDED:** That the following issues be addressed in the assessment of the above application:

- Policy and principle of development, including appropriateness of large buildings within Green Belt
- Siting and layout
- Highways Issues, including access and impact on local/strategic highway network – To include impact on A38 and roads through local villages and assessment of expected traffic levels. Highways Agency views need to be sought.
- Require details of the proposed access surfacing works and ability to support heavy vehicles
- Visual impact on existing landscape/Green Belt; assurance that there would be no adverse impact on the landscape.
- Impact on trees and hedgerows and new landscape and planting
- Ecological and biodiversity impacts
- Residential amenity, including in relation to noise and odour
- Details of the proposed disposal of poultry waste and how this will be managed.
- Drainage and water disposal due to site/surrounding topography
- Impact on the bore hole/water source on the site
- Relationship to and impact of HS2
- Would there be a need for an agricultural workers dwelling on the site in the future, if allowed?

(The meeting closed at 7.10 pm)

CHAIRMAN