

## PLANNING COMMITTEE

17 February 2014

### PRESENT:

Councillors Mrs Fisher (Chairman), Smedley (Vice-Chairman), Awty, Bacon, Constable, Cox, Heath, Marshall, Mosson, Pritchard, Roberts, Mrs Stanhope MBE, Strachan, Taylor, White, Wilks, and Willis-Croft.

(**APOLOGIES FOR ABSENCE** were received from Councillors Mrs Allsopp, Drinkwater and D.S. Smith)

### 220 DECLARATIONS OF INTEREST:

There were no declarations of interest made.

### 221 MINUTES:

The Minutes of the Meeting held on 27th January 2014, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

### 222 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 13/01309/OUTM and 14/00022/FUL.

### 223 LICHFIELD – 13/01309/OUTM – 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 FOR REVELAN GROUP PLC:

**RESOLVED:** That planning permission be refused for the following reason:-

“It is considered that the proposal is contrary to policy EMP2 (Existing Industrial Areas) of the Lichfield District Local Plan 1998 (saved policies) and Core Policy 7 (Employment and Economic Development) of the emerging Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013), as it would result in the unacceptable loss of employment land. Furthermore, it is considered that the proposal is not sustainable development, and so is contrary to the guidance contained in the National Planning Policy Framework.”

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR ANDREW RUSHTON AN OBJECTOR AND MR SIMON HAWLEY THE APPLICANT’S AGENT)

**224 BURNTWOOD – 14/00022/FUL – ERECTION OF A TWO BEDROOM DETACHED BUNGALOW WITH SINGLE GARAGE, 34 LICHFIELD ROAD, BURNTWOOD FOR LARCHFIELD HOMES LTD:**

**RESOLVED: (1)** That subject to the applicant first entering into a legal agreement to secure a contribution towards the Cannock Chase Special Area of Conservation, and

**(2)** The removal of permitted development rights in relation to windows/openings in the roof of the dwelling.

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 MARK LEE AN OBJECTOR AND MS SARAH SWAN THE APPLICANT'S AGENT)

**225 ISSUES PAPER – ERECTION OF UP TO 165 NO. DWELLINGS, OPEN SPACE, EARTHWORKS, ATTENUATION BASINS, STRUCTURAL LANDSCAPING, CAR PARKING AND OTHER ANCILLARY WORKS (ALL MATTERS RESERVED EXCEPT POINT OF ACCESS FROM MANSTON VIEW), LAND NORTH OF BROWNS LANE, TAMWORTH:**

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

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

- Planning Policy, including impact on the duty to cooperate between Lichfield and Tamworth;
- Sequence of development in this area of North Tamworth needs to be fully considered including in relation to the provision of some 2,400 homes in the wider area (the Anker Valley and Arkall Farm sites);
- Impact of development in Lichfield on Tamworth infrastructure, including the local highway network and education provision;
- Impact on the amenity of residents of Manston View with regard to the change from a cul-de-sac to a major road access. Consider whether alternative access possible;
- How will the New Homes Bonus allocation be divided between the two Local Authorities?
- Can the Secretary of State give a holding objection to this scheme until the wider implications have been addressed?

(The meeting closed at 7.25 pm)

CHAIRMAN