

PLANNING COMMITTEE

31 March 2014

PRESENT:

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

(**APOLOGIES FOR ABSENCE** were received from Councillors Mrs Arnold, Awty, Bacon, White, and Wilson)

276 DECLARATIONS OF INTEREST:

Councillor Pritchard – Non Disclosable Pecuniary Interest in Application No. 14/00018/OUTM as the objector was known to him.

Councillor Mrs Stanhope – Non Disclosable Pecuniary Interest in Application No. 12/00746/OUTMEI & 12/00746/LBC as the objector was known to her.

Councillor Marshall – Non Disclosable Pecuniary Interest in Application No. 12/00746/OUTMEI & 12/00746/LBC as the objector was known to him.

277 MINUTES:

The Minutes of the Meeting held on 10th March 2014, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

278 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 12/00746/OUTMEI & 12/00747/LBC; 14/00018/OUTM, 14/00020/COU, 14/00039/FUL and 14/00065/FULM.

279 **FRADLEY & STREETHAY – 12/00746/OUTMEI & 12/00747/LBC - DEMOLITION OF 1 CURTILAGE LISTED BUILDING ASSOCIATED WITH STREETHAY HOUSE FARM AND CONSTRUCTION OF A SUSTAINABLE MIXED USE URBAN EXTENSION, COMPRISING OF UP TO 750 DWELLINGS; A PRIMARY SCHOOL; MIXED USE COMMUNITY HUB/LOCAL CENTRE TO INCLUDE RETAIL DEVELOPMENT (USE CLASSES A1, A2, A3, A4 AND A5) AND COMMUNITY BUILDINGS (D1 USE CLASS); CARE HOME (C2 USE CLASS); COMPREHENSIVE GREEN INFRASTRUCTURE INCLUDING FOOTPATHS, CYCLEWAYS, OPEN SPACE, CHILDRENS PLAY AREAS AND SUSTAINABLE URBAN DRAINAGE SYSTEMS; FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE INCLUDING ATTENUATION PONDS; CAR PARK PROVIDING UP TO A MAXIMUM 75 PARKING SPACES; AND OTHER ASSOCIATED ANCILLARY INFRASTRUCTURE AND WHICH INCLUDES TWO POINTS OF ACCESS FROM BURTON ROAD. LAND NORTH OF BURTON ROAD AND NORTHEAST OF THE WEST COAST FOR MILLER HOMES LTD:**

RESOLVED: That subject to no substantial issues being raised by 2 April 2014 as a result of the press notice; and subject to the owners/applicants first entering into a Section 106 Legal Agreement under the Town & County Act (as amended) to secure the following contributions/planning obligations:

1. 25% Affordable Housing
2. Provision and future maintenance of public open space including District Park, children's play area, playing pitches, allotments, sustainable drainage system and other green infrastructure.
3. Indoor sports contribution.
4. Construction of Primary School.
5. Secondary education contribution.
6. Delivery of care village.
7. Delivery of community building.
8. Delivery of retail facilities.
9. Provision of bus service.
10. Residential Travel Plan.
11. 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 ROGER MANNING AN OBJECTOR AND MR TONY BATEMAN THE APPLICANT'S AGENT)

280 WIGGINTON AND HOPWAS – 14/00018/OUTM - RESIDENTIAL DEVELOPMENT COMPRISING UP TO 165 DWELLINGS (CLASS C3), 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, STAFFORDSHIRE FOR TAYLOR WIMPEY UK LTD:

RESOLVED: (1) That subject to the owners/applicants entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following contributions/planning obligations:

1. Off site highway works contribution
2. Public Transport infrastructure improvements contribution
3. Primary, Secondary & Sixth Form Education contributions
4. 25% Affordable Housing
5. On site Open Space Provision
6. Open Space Maintenance & Management
7. Indoor Sports Provision contribution
8. Residential Travel Plan and 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; and

(2) That if the terms of the Section 106 legal agreement have not been agreed and the legal agreement not completed within 3 months of the date of committee resolution, powers be delegated to officers to refuse planning permission on the grounds that the required planning obligations have not been agreed and therefore the scheme is unacceptable without such provisions.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY TAMWORTH BOROUGH COUNCILLOR DANIEL COOK AN OBJECTOR AND MR LANDER THE APPLICANT'S AGENT)

281 COLTON – 14/00020/COU - CHANGE OF USE OF LAND TO KEEPING OF HORSES AND ERECTION OF STABLE BLOCK, PLUS ERECTION OF AGRICULTURAL BUILDING LAND NORTH OF RYDAL FARM, COLTON ROAD, COLTON FOR MR & MRS S TILDESLEY

RESOLVED: That subject to the holding objection being removed by National Grid in respect of a nearby gas pipeline, 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 ROB DUNCAN THE APPLICANT'S AGENT AND COUNCILLOR MRS BARNETT ADDRESSED THE COMMITTEE IN HER ROLE AS NON COMMITTEE WARD MEMBER)

Councillor Pritchard left the meeting at this point.

282 BURNTWOOD – 14/00039/FUL – ERECTION OF A SINGLE STOREY DETACHED BUILDING TO FORM ANNEXE IN REAR GARDEN COMPRISING 2 BEDROOMS, BATHROOM, KITCHEN AND LOUNGE, 43 IRONSIDE ROAD, BURNTWOOD FOR MR A MANLEY.

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 proposed development.

283 LICHFIELD– 14/00065/FULM – DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 12 NO 3 BEDROOM DWELLINGS AND ASSOCIATED WORKS, THE WINDMILL, GRANGE LANE, LICHFIELD FOR PHASE 7 PROPERTIES.

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

1. Education
2. Cannock Chase Special Area of Conservation Mitigation
3. Site management and maintenance.

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 proposed development.

284 CONSULTATION FROM STAFFORDSHIRE COUNTY COUNCIL, PLANNING APPLICATION FOR JPE HOLDING LTD AT SHIRE OAK QUARRY, CHESTER ROAD:

Members considered a report seeking views on a Statutory Consultation from Staffordshire County Council in respect of two planning applications, at Shire Oak Quarry, Chester Road, to be determined by the County Council.

RESOLVED: That no objection be given to the applications but it was requested that the County be asked to consider the potential of the site becoming a community park once restored.

285 ISSUES PAPER – PLANNING APPLICATION REF. 14/00147/OUTM FOR ERECTION OF 42 NO. DWELLINGS, ASSOCIATED OPEN SPACE AND INFRASTRUCTURE (OUTLINE MEANS OF ACCESS) LAND REAR OF ROYAL OAK, UTTOXETER ROAD, HILL RIDWARE:

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

RECOMMENDED: That no additional issues need to be addressed in the assessment of the above application beyond those listed as key issues in the report.

286 CHARGING FOR PRE-APPLICATION ADVICE ON PLANNING PROPOSALS:

Members received a report on the proposed charging schedule for pre-application advice on planning proposals.

RESOLVED: (1) That the introduction of pre-application charges be approved;

(2) That the schedule of pre-application charges as set out in Appendix 2 of the report be approved; and

(3) That a report on the review of the operation of pre-application charging and level of fees be considered by the Economic Growth, Environment and Development (Overview and Scrutiny) Committee and Planning Committee in 12 months of its introduction.

(The meeting closed at 8.20 pm)

CHAIRMAN