

PLANNING COMMITTEE

28 April 2014

PRESENT:

Councillors Mrs Fisher (Chairman), Smedley (Vice-Chairman), Mrs Allsopp, Mrs Arnold, Awty, Bacon, Constable, Cox, Marshall, Mosson, Pritchard, Roberts, D.S. Smith and Willis-Croft.

(**APOLOGIES FOR ABSENCE** were received from Councillors Drinkwater, Heath, Mrs Stanhope MBE, Taylor and White)

300 DECLARATIONS OF INTEREST:

Councillor Awty – Disclosable Pecuniary Interest in Application No. 14/00253/CLP as this is his registered address.

301 MINUTES:

The Minutes of the Meeting held on 31st March 2014, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

302 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 13/01328/COU; 14/00028/FULM and 14/00253/CLP.

303 LICHFIELD – 13/01328/COU – CHANGE OF USE FROM A1 TO A5 (FISH AND CHIP SHOP) FORMER SAMANTHA JO HAIR AND BEAUTY, WILLOW COURT, TAMWORTH ROAD, LICHFIELD FOR POPLARS LICHFIELD 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 and also subject to the following additional condition:

“Before the development hereby approved is first brought into use, details of disabled person access to the fish and chip shop shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to its first use.”

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR BRYAN WILSON AN OBJECTOR AND MR DAVID ONIONS THE APPLICANT’S AGENT)

304 LICHFIELD – 14/00028/FULM – PROVISION OF 24 NO. NEW AFFORDABLE DWELLINGS WHICH COMPRISE 4 NO. 2 BED 4 PERSON HOUSES, 16 NO. 1 BED 2 PERSON FLATS AND 4 NO. 2 BED 4 PERSON FLATS TOGETHER WITH ASSOCIATED CAR PARKING, EXTERNAL WORKS AND LANDSCAPING, LAND OFF DAVIDSON ROAD, LICHFIELD FOR GALLIFORD TRY PARTNERSHIP CENTRAL:

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

- (i) Mitigation contribution towards Cannock Chase Special Area of Conservation.
- (ii) Primary Education Contribution.
- (iii) To ensure the development is retained as affordable housing in perpetuity.
- (iv) Management and maintenance agreement for communal areas.

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; and

(2) However, if the terms of the Section 106 legal agreement have not been agreed and the legal agreement not completed by 20th July 2014, request that 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.

305 LICHFIELD – 14/00253/CLP – CERTIFICATE OF LAWFULNESS (PROPOSED): SINGLE STOREY REAR EXTENSION TO FORM GARDEN ROOM, 6 MADDOCKE WALK, LICHFIELD:

RESOLVED: That a Certificate of Lawfulness be granted in respect of the single storey rear extension to form garden room.

306 ISSUES PAPER – PLANNING APPLICATION REF. 14/00394/OUTM FOR RESIDENTIAL DEVELOPMENT COMPRISING UP TO 180 DWELLINGS (OUTLINE: MEANS OF ACCESS), LYALVALE LTD, FISHERWICK ROAD, FISHERWICK:

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

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

- Details of the continued use of the adjacent ammunition factory and how this relates to the proposed residential use in terms of security; fire hazard and noise impact.
- Details relating to the sustainability of the proposal. What on site services/facilities are to be provided? How will the

development link to existing villages and services, including shops?

- What access links are proposed with the local villages?
- Traffic Impact on local country lanes.
- What improvements are proposed to the access and local roads to support the development?
- Suitability of long access track to support 180 dwellings.
- Flood Risk.
- Contamination issues with regard to existing/previous use of the site and cost of decontamination works.

307 ISSUES PAPER – CONSTRUCTION OF A CLASS B1 DEVELOPMENT (12,500 SQ.M) COMPRISING GRADE A HEADQUARTER OFFICE BUILDING AND RESEARCH AND INNOVATION CENTRE WITH ASSOCIATED ROAD, PARKING, FOOTPATHS/CYCLE WAYS, AMENITY AREAS AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT ACCESS AND LANDSCAPING), LAND AT LICHFIELD SOUTH (BUSINESS PARK), BIRMINGHAM ROAD, WALL, LICHFIELD:

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

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

- Explanation of whether a research and innovation centre would be viable.
- Evidence to be provided in terms of the impact on employment figures.
- Explanation of whether or not the nearby Rymond site activities would impact on the proposed development of this site.

308 VOTE OF THANKS:

RESOLVED: (1) That the sincere thanks of the Committee be accorded to the Chairman and Vice-Chairmen for their services during the past year.

(2) That Mrs L. L. Wicks, the Committee Clerk, be thanked for her services to the Committee and be given best wishes for her forthcoming retirement.

(The meeting closed at 7.25 pm)

CHAIRMAN