

PLANNING COMMITTEE

21 July 2014

PRESENT:

Councillors Smedley (Vice-Chairman – in the Chair), Mrs Allsopp, Awty, Bacon, Constable, Cox, Drinkwater, Heath, Marshall, Mosson, Pritchard, Mrs Richards, D.S. Smith, Mrs Stanhope MBE, Strachan, Walker MBE, White and Willis-Croft.

(**APOLOGIES FOR ABSENCE** were received from Councillors Mrs Fisher (Chairman), Roberts and Wilks)

56 DECLARATIONS OF INTEREST:

Councillor Awty - Personal Interest in Application No. 14/00218/FULM as the Architect was known to him socially.

Councillor Pritchard - Personal Interest in Application No. 13/01175/FULM as some of the objectors were known to him.

Councillor D. S. Smith – Disclosable Pecuniary Interest in Application No. 13/01175/FULM as the applicant is known to him. Councillor D. S. Smith was not present when this application was discussed.

Councillor Mrs Stanhope – Disclosable Pecuniary Interest in Application No. 13/01175/FULM as her property is within close proximity to the proposed site. Councillor Mrs Stanhope was not present when this application was discussed.

57 MINUTES:

The Minutes of the Meeting held on 30 June 2014, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

58 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 13/01175/FULM, 14/00199/FULM, 14/00218/FULM, 14/00276/COU and 14/00552/FUL.

59 **ALREWAS – 13/01175/FULM – RESIDENTIAL DEVELOPMENT OF 140 DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS, PARKING, PUBLIC OPEN SPACE AND LANDSCAPING AND LAND NORTH OF DARK LANE ALREWAS FOR LIONCOURT HOMES LTD.**

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

1. The site lies outside the existing settlement boundary and is not allocated for residential development in the emerging Local Plan Strategy. The application is therefore premature and by reason of its scale, would undermine the Council's emerging spatial strategy for Alrewas. As such, the proposal is contrary to Policy E6 (Development in Rural Areas) of the Lichfield District Local Plan (1998)

(saved policies); Core Policies 1 (The Spatial Strategy) and 6 (Housing Delivery) and Policy Alr4 (Alrewas Housing) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.

2. The proposed development, due to the increased vehicular movements onto narrow roads with significant on-street parking, would cause a significant danger to highway and pedestrian safety. The proposals are therefore contrary to Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies); Core Policies 3 (Delivering Sustainable Development), 5 (Sustainable Transport) and 10 (Healthy and Safe Lifestyles) and Policies ST1 (Sustainable Travel), Alr1 (Alrewas Environment) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.
3. The proposed development, due to increased vehicular movements onto narrow roads with significant on-street parking, would cause substantial harm to the significance of the Alrewas Conservation Area and therefore fails to preserve or enhance its character or appearance. The proposals are therefore contrary to Policy C2 (Conservation Areas: Development Proposals) of the Lichfield District Local Plan (1998) (saved policies); Core Policies 1 (The Spatial Strategy), 3 (Delivering Sustainable Development) and 14 (Our Built and Historic Environment) and Policies Alr1 (Alrewas Environment) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.
4. The proposed development would increase the risk of flooding within or adjacent to the site. The proposals are therefore contrary to Policy E15 (Flood Protection) of the Lichfield District Local Plan (1998) (saved policies); Core Policies 1 (The Spatial Strategy) and 3 (Delivering Sustainable Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.
5. The proposed development would detract from the amenity and Human Rights of adjacent and nearby residents. The proposals are therefore contrary to Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies); Core Policies 3 (Delivering Sustainable Development) and 10 (Healthy and Safe Lifestyles) and Policies ST1 (Sustainable Travel), Alr1 (Alrewas Environment), Alr2 (Alrewas Services and Facilities) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR ALAN BALES, OBJECTOR, COUNCILLOR WILCOX, NON COMMITTEE WARD MEMBER AND MR JASON TATE, THE APPLICANT'S AGENT)

60 SHENSTONE – 14/00199/FUL – DEMOLITION OF EXISTING REAR EXTENSIONS AND CONSTRUCTION OF BASEMENT, SINGLE AND TWO STORY EXTENSIONS TO INCREASE CAPACITY TO 33 BEDROOMS AND ALL ASSOCIATED FACILITIES, HOUSE ON THE HILL RESIDENTIAL HOME, 61 ROSEMARY HILL ROAD, LITTLE ASTON FOR ABSOLUTE CARE HOMES

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

1. The proposed development, by virtue of its scale, massing and design does not have regard to the character or appearance of the existing building or the traditional properties in the immediate locality. As a consequence, the proposal is not deemed to be an appropriate form of development, as it would detract from the streetscene and fail to preserve or enhance the character or appearance of the Little Aston Conservation Area. The development would therefore be contrary to Policies C2 (Character of Conservation Areas: Development Proposals) and DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan 1998 (saved policies); Core Policies 3 (Delivering Sustainable Development) and 14 (Our Built & Historic Environment) and Policy BE1 (High Quality Development) of the Proposed Submission Local Plan Strategy (July 2012) (submitted March 2013) and Government Guidance within the National Planning Policy Framework.

2. The application, due to the increased vehicular movements onto and from a busy road, would constitute a danger to highway safety. The proposal is therefore contrary to Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies); Core Policies 3 (Delivering Sustainable Development) and 5 (Sustainable Transport) and Policies ST1 (Sustainable Travel) and BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (Proposed Submission July 2012) (Submitted March 2013) and Government Guidance contained in the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR RUPINDER CHEEMA, OBJECTOR, COUNCILLOR POWELL, NON COMMITTEE WARD MEMBER AND MR JOHN STOCKILL, THE APPLICANT'S AGENT)

61 SHENSTONE – 14/00218/FULM – ERECTION OF 26 NO. EXTRA CARE ASSISTED LIVING APARTMENTS AND ASSOCIATED WORKS, FOOTHERLEY HALL, FOOTHERLEY LANE, LICHFIELD, FOR THE SISTERS HOSPITALLERS OF THE SACRED HEART OF JESUS.

RESOLVED: That the planning application be deferred pending further information.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY SISTER TOMASA, THE APPLICANT)

62 DURATION OF THE MEETING:

RESOLVED: That having regard to Procedure Rule 9 it be agreed that the meeting should continue after 9:00 p.m.

63 LICHFIELD – 14/00276/COU – CHANGE OF USE FROM SHOP (CLASS A1 – RETAIL) TO HOT FOOD TAKEAWAY WITH SEATING AREA (CLASS A5 – HOT FOOD TAKEAWAY), 44 WHEEL LANE, LICHFIELD FOR STEELSTONE PROPERTIES LTD & HALMINDER SINGH SANDHU

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 G. LES FINCH, OBJECTOR, COUNCILLOR THOMAS, NON COMMITTEE WARD MEMBER AND MR CHRISTOPHER TIMOTHY, THE APPLICANT'S AGENT)

64 HAMMERWICH – 14/00552/FUL – RETENTION OF FRONT BOUNDARY WALL, 60 LARKSUR AVENUE, BURNTWOOD FOR MRS BOTT.

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 deletion of condition 4 and amendment of condition 3 to read:

3. Any planting or other obstruction placed within the visibility splay shown on the approved plan C1175/2, shall not exceed a maximum height of 600mm above the carriageway level, unless otherwise agreed in writing by the Local Planning Authority.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR PETER DIFFEY, THE APPLICANT'S AGENT)

65 EXCLUSION OF PUBLIC AND PRESS:

RESOLVED: That as publicity would be prejudicial to public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following item of business which would involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 as amended.

(IN PRIVATE)

66 URGENT WORKS NOTICE – SANDFIELDS PUMPING STATION, CHESTERFIELD ROAD, LICHFIELD:

Committee authorisation was sought to serve an Urgent Works Notice and if necessary take direct action to carry out the required elements of that Notice.

RESOLVED: That the Urgent Works Notice be served and authorisation be given to pursue direct action if necessary to ensure compliance with the notice.

(The meeting closed at 9.25pm)

CHAIRMAN