

# PLANNING COMMITTEE

11 AUGUST 2014

## PRESENT:

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

(**APOLOGIES FOR ABSENCE** were received from Councillor Mrs Stanhope MBE)

**71 DECLARATIONS OF INTEREST:** There were no interests declared.

## **72 MINUTES:**

The Minutes of the Meeting held on 21 July 2014, as printed and previously circulated, were taken as read, approved as a correct record and signed by the Chairman.

## **73 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 13/01214/OUTMEI, 14/00473/FUL and 14/00588/FUL.

**74 WEEFORD – 13/01214/OUTMEI - ERECTION OF 6 NO. BROILER REARING UNITS WITH ASSOCIATED FEED BINS, WEIGHING ROOMS, CONTROL ROOMS, CATCHING CANOPIES AND AGRICULTURAL STORAGE BUILDING AND SITE OFFICE (OUTLINE) LAND SOUTH OF LITTLE HAY LANE WEEFORD FOR JOHN BOWLER LTD**

**RECOMMENDED:** That the whole application be deferred for subsequent consideration and determination pending further information first being sought and/or clarified in relation to the following issues:

- (i) Highways issues including access to and from the A38;
- (ii) Further clarification from Staffordshire County Council in relation to Bridleway impact and maintenance;
- (iii) Clarification on conflicting comments from South Staffs Water and Severn Trent Water;
- (iv) Environmental impact on air quality in relation to dust; and,
- (v) Clarification of the number of local residents who signed the petition.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR SIMON LAWSON, OBJECTOR, COUNCILLOR YEATES NON COMMITTEE WARD MEMBER AND MR IAN PICK, THE APPLICANT'S AGENT)

**75 WALL – 14/00473/FUL - ERECTION OF 4 BEDROOM DETACHED FARM HOUSE AND ASSOCIATED WORKS PIPE PLACE FARM, WALSALL ROAD, PIPEHILL, LICHFIELD FOR MR & MRS RYMAN**

**RESOLVED:** That planning permission be refused in accordance with the reasons 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 MS JANET HODSON, THE APPLICANT'S AGENT)

**76 BURNTWOOD – 14/00588/FUL - ERECTION OF A THREE BEDROOM DETACHED DWELLING LAND BETWEEN 14A & 22 HIGH STREET, CHASE TERRACE, BURNTWOOD FOR MR GOULD**

**RESOLVED:** Subject to the applicant first entering into a legal agreement to secure a contribution to mitigate impact on the Cannock Chase Special Area of Conservation, 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.

**77 ISSUES PAPER – PLANNING APPLICATION REF. 14/00612/FULM FOR ERECTION OF 374 RESIDENTIAL DWELLINGS, TOGETHER WITH ASSOCIATED WORKS INCLUDING THE PROVISION OF ACCESS, INFRASTRUCTURE, PUBLIC OPEN SPACE AND CAR PARKING LAND EAST OF BURNTWOOD BY PASS, BURNTWOOD.**

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

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

- Arterial road layout with only one-way in/out could create a potential race circuit and impact on residential amenity- further consideration needed.
- Parking issues/standards.
- Details of which roads are to be adopted and when within the development.
- High quality design required - layout and housing design considerations.
- Consideration of a more comprehensive layout- not having development all at one end.
- Housing Density- consideration of lower density and clarification of the current guidance for number of dwellings per hectare.
- Affordable housing provision for elderly.
- Provision of sufficient smaller houses as the site is close to amenities.
- Consideration of a footbridge over Bypass to Chasewater.
- More traffic free layout should be considered.
- Greater open appearance to layout should be considered.
- Affordable housing provision- why only 12%? Need to ensure viability assessed and that all of the affordable proposed will be delivered.
- Explanation of status of SBI.
- Details of contamination and any remediation proposed.
- Consider more land for housing rather than green space.

(The meeting closed at 7:45 pm)

CHAIRMAN