

PLANNING COMMITTEE

22 June 2015

PRESENT:

Councillors Smedley (Chairman), Marshall (Vice-Chairman), Mrs Allsopp, Awty, Cox, Mrs Eagland, Mrs Evans, Miss Hassall, Matthews, Mosson, Powell, Pritchard, Miss Shepherd, Mrs Stanhope MBE, Strachan, and A. Yeates.

(**APOLOGIES FOR ABSENCE** were received from Councillors Mrs Baker, Mrs Barnett, Drinkwater, Pullen and Tittley)

21 DECLARATIONS OF INTEREST:

Councillor Marshall – Personal Interest in Application 15/00120/FULM as he is due to give evidence on behalf of the District Council supporting the refusal of the prior application on the same site which is pending.

Councillor Powell – Personal Interest in Application 15/00173/REMM as he knows some of the objectors.

Councillor Pritchard – Personal Interest in Application 15/00120/FULM as he knows some of the objectors.

Councillor Strachan - Personal Interest in Application 15/00120/FULM as he is due to give evidence on behalf of the District Council supporting the refusal of the prior application on the same site which is pending.

Councillor Mrs Stanhope - Disclosable Pecuniary Interest in Application No. 15/00120/FULM as her property is within close proximity to the proposed site. (Councillor Mrs Stanhope was not present when this application was discussed as she left the meeting at 6.05 pm and returned at 7.10 pm).

Councillor A. Yeates – Personal Interest in Application 15/00398/COU as he knows one of the speakers.

22 MINUTES: The Minutes of the Meeting held on 1 June 2015 and previously circulated were taken as read, approved as a correct record and signed by the Chairman.

23 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 Application numbers 15/00120/FULM, 15/00173/REMM, 15/00029/FUL, 15/00302/FUL, 15/00398/COU and 15/00472/FUL.

24 ALREWAS – 15/00120/FULM – RESIDENTIAL DEVELOPMENT OF 121 DWELLINGS, TOGETHER WITH ASSOCIATED ACCESS, PARKING, PUBLIC OPEN SPACE AND LANDSCAPING AT 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 adopted Local Plan Strategy. The application is therefore premature and by reason of its scale, would undermine the Council's adopted spatial strategy for Alrewas. As such, the proposal is contrary to Core Policies 1 (The Spatial Strategy) and 6 (Housing Delivery) and Policy Alr4 (Alrewas Housing) of the Lichfield District Local Plan Strategy (2015) 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 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 (2015) 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 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 (2015); saved Policy C2 (Character of Conservation Areas) of the Lichfield District Local Plan (1998) as contained in Appendix J of the Lichfield District Local Plan Strategy (2015) and to Government Guidance contained within the National Planning Policy Framework.

4 The proposed development would detract from the amenity and Human Rights of adjacent and nearby residents. The proposals are therefore contrary to 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 (2015) and Government Guidance contained in the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR G. DALAL ON BEHALF OF ALREWAS PARISH COUNCIL (OBJECTOR), MR N COX (APPLICANT'S AGENT) AND COUNCILLOR WILCOX (NON COMMITTEE WARD MEMBER))

Councillor Mosson arrived at 6.20pm.

- 25 FRADLEY AND STREETHAY – 15/00173/REMM – RESIDENTIAL DEVELOPMENT (PHASE 1) OF 352 DWELLINGS, TOGETHER WITH ASSOCIATED PARKING, PUBLIC OPEN SPACE, LANDSCAPING AND INTERNAL HIGHWAYS LAYOUT (RESERVED MATTERS) AT LAND NORTH OF BURTON ROAD AND NORTHEAST OF THE WEST COAST MAINLINE, STREETHAY, LICHFIELD FOR MILLER HOMES LTD**

RESOLVED: That reserved matters approval 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.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY COUNCILLOR H. WARBURTON (FRADLEY AND STREETHAY PARISH COUNCIL) (OBJECTOR) AND MR N. COX (APPLICANT’S AGENT)).

- 26 BURNTWOOD – 15/00029/FUL – CONSTRUCTION OF A RESTAURANT WITH ASSOCIATED DRIVE THRU LANE, CAR PARKING, LANDSCAPING AND INSTALLATION OF 2 NO. CUSTOMER ORDER DISPLAY AND CANOPY AT LAND REAR OF FORMER TESCO EXPRESS, CANNOCK ROAD CHASE TERRACE FOR MCDONALDS RESTAURANTS LIMITED**

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.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR K. WILLIS-CROFT (OBJECTOR) AND MR D. WRIGHT (ON BEHALF OF APPLICANT)).

- 27 BURNTWOOD – 15/00302/FUL – DEMOLITION OF BUNGALOW AND ERECTION OF THREE 3 BEDROOM DWELLINGS AND ASSOCIATED WORKS AT 175 RUGELEY ROAD, CHASE TERRACE, BURNTWOOD FOR MR P EVANS**

RESOLVED: That 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, 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.

- 28 DRAYTON BASSETT – 15/00398/COU – RETENTION OF CHANGE OF USE FROM DOMESTIC DWELLING AND BED AND BREAKFAST TO HOUSE OF MULTIPLE OCCUPANCY AT GREAT BANGLEY BARNES, BANGLEY LANE, HINTS FOR MRS S WILSON**

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.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR R. HARWOOD (OBJECTOR) AND MS C. SMITH (ON BEHALF OF THE APPLICANT)).

29 COUNCIL PROCEDURE RULES

RESOLVED: That it be agreed that the meeting continue after 9.00 pm to allow the remaining items to be considered.

30 BURNTWOOD – 15/00472/FUL – FIRST FLOOR AND REAR EXTENSIONS TO FORM BEDROOM AND BATHROOM AT 18 ST STEPHENS ROAD, BURNTWOOD FOR MR J BONNELL

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.

(PRIOR TO CONSIDERATION OF THE ABOVE APPLICATION REPRESENTATIONS WERE MADE BY MR J MARSTON (OBJECTOR) AND MR J. BONNELL (APPLICANT)).

31 CONSULTATION FROM CANNOCK CHASE DISTRICT COUNCIL – PLANNING APPLICATION FOR MILL GREEN DESIGNER OUTLET VILLAGE, CANNOCK

Members views were sought on a Statutory Consultation from Cannock Chase District Council in respect of a planning application for the provision of a Designer Outlet Village at Mill Green, Cannock.

RESOLVED: That Cannock Chase District Council be advised that Lichfield District Council has no objections to the application.

(The Meeting closed at 9.15 pm)

CHAIRMAN