

# PLANNING COMMITTEE

4 JUNE 2018

## PRESENT:

Councillors Marshall (Chairman), Mrs Bacon, Bamborough, Mrs Barnett, Cox, Drinkwater, Mrs Evans, Mrs Little, Matthews, Pritchard, Mrs Stanhope MBE, Strachan and A Yeates

### 1 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mrs Baker and Councillor Powell.

### 2 DECLARATIONS OF INTEREST

Councillor Mrs Barnett declared a personal interest in application no. 18/00384/FUL as applicant is known to her.

Councillor Mrs Evans declared a personal interest in application no. 18/00276/COU as applicant is known to her.

Councillor Pritchard declared a personal interest in application no. 18/00467/FUL as both the applicant and architect are known to him.

Councillor Strachan declared a prejudicial interest in Tree Preservation Order no. 406-2017 – Paget House, Old Hall Drive, Elford as the applicant is known to him and has discussed the application with him. He agreed to leave the meeting whilst this application was discussed and debated.

### 3 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on 8 May 2018 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

### 4 PLANNING APPLICATIONS

Applications for permission for development were considered with the recommendations of the Director of Place and Community and any letters of representation and petitions together with a supplementary report of observations/representations received since the publication of the agenda in association with Planning Applications 17/00686/OUTM, 17/00977/OUTMEI, 17/01328/FULM, 18/00415/FUL, 18/00155/FUL, 18/00250/FUL, 18/00276/COU, 18/00384/FUL, 18/00467/FUL and 18/00604/FUL.

17/00686/OUTM – Outline application for the demolition of existing structures and redevelopment of the site for residential purposes (use Class C3), public and private open space, car and cycle parking, together with landscaping and associated works (All matters reserved except points of access)

Land East of Gorse Lane, Former Fradley Airfield, Fradley  
For Fradley Parks Development Ltd

**RESOLVED:** (1) That planning permission be approved subject to conditions and the applicant first entering into a Section 106 Agreement related to:-

1. 13% Affordable Housing or as subsequently agreed via a revised viability assessment;
2. On-site open space;
3. The formation of a maintenance management company to maintain the open space, community areas and unadopted roads;
4. Contribution towards primary education school infrastructure;
5. Contribution towards off-site sports pitch provision;
6. Contribution towards enhancement of public transport services, and;
7. Residential travel plan.

And that, (2) If the Section 106 Agreement is not completed by the 7 September 2018 or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development without the require contributions and undertakings as outlined in the report.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR TIM WARING (APPLICANT'S AGENT))

17/00977/OUTMEI – Outline application with all matters reserved except access for a flexible commercial development of up to 2000 sqm area (Classes A1, A2, A3, B1, D1 and D2), associated parking areas, new access on to the Birmingham Road, provision of strategic landscaping, cycle and pedestrian access routes, infrastructure and other operations including the safeguarding of land for the Lichfield Southern Bypass and safeguarded route for the Lichfield Canal

Land on the East side of Birmingham Road, Lichfield  
For Fossey Investments Ltd.

**RESOLVED:** That planning permission be approved subject to conditions, including those amended by the supplementary report and the applicant first entering into a Section 106 Agreement to secure:-

1. Framework Travel Plan and monitoring sum, and;
2. Maintenance management company.

And, if the Section 106 Agreement is not signed within 3 months of the planning committee resolution to approve, then officer delegated authority be given to refuse planning permission.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MS FIONA MITCHELL (APPLICANT'S AGENT))

17/01328/FULM - Demolition of 12no. dwellings and construction of 27no. dwellings with associated works and widening of existing entrance

Land at 61-83 Main Street and 1-11 Lullington Road, Clifton Campville, Tamworth, Staffordshire

For Bromford Housing

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18/00415/FUL – Erection of 1 semi-detached 2 bedroom dwelling (to increase the number of dwellings to 28 relating to application 17/01328/FULM)

of 12no. dwellings and construction of 27no. dwellings with associated works and widening of existing entrance

Land at 61-83 Main Street and 1-11 Lullington Road, Clifton Campville, Tamworth, Staffordshire

For Bromford Housing

**RESOLVED:** That planning permission for both applications be approved subject to conditions, including the amended condition contained within the supplementary report and the applicant first entering into a Section 106 Agreement in relation to a contribution towards the River Mease Special Area of Conservation.

And that, if the Section 106 Agreement is not completed by the 3 August 2018 or the expiration of any further agreed extension of time, then powers be delegated to officers to refuse planning permission based on the unacceptability of the development without the require contributions and undertakings as outlined in the report.

(PRIOR TO CONSIDERATION OF THESE APPLICATIONS, REPRESENTATIONS WERE MADE BY PARISH COUNCILLOR NAOMI LIGHT (OBJECTOR) AND MS CLAIRE THOMAS FROM BROMFORD HOUSING (APPLICANT))

18/00155/FUL – Demolition of existing dwelling and erection of 1 no. two bedroom bungalow, 2 no. three bedroom detached dwellings and associated works  
1 Hood Lane, Armitage  
For PIA Housing Ltd

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

1. The proposed development, by virtue of siting, scale and massing, would result in an over intensive, unacceptable form of development that is not in keeping with the form and character of the surrounding area nor would integrate successfully within the street scene. The development would therefore be contrary to Core Policy 3 (Delivering Sustainable Development), and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015); guidance in the adopted Supplementary Planning Document: “Sustainable Design” (2015); and the National Planning Policy Framework;
2. The proposed development is of poor design which would not be in keeping with the design of surrounding dwellings, contrary to Core Policy 3 (Delivering Sustainable Development), and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015); guidance in the adopted Supplementary Planning Document: “Sustainable Design” (2015); and the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY COUNCILLOR RAYNER (OBJECTOR), COUNCILLOR TITTLE (NON-COMMITTEE WARD COUNCILLOR) AND MR ROB DUNCAN (APPLICANT’S AGENT).

18/00250/FUL – Erection of a single storey 2 bedroom detached annexe in rear garden  
74 Park Road, Alrewas  
For Mr and Mrs Spooner

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

1. By virtue of the backland form of development and the formation of additional parking area, the proposal would be detrimental to the character and setting of a Grade II Listed Building. The proposal would result in less than substantial harm to Grade II Listed Building with no public benefits provided to outweigh the harm. The development would therefore be contrary to Core Policy 14 (Our Built and Historic Environment) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015), Historic Environment Supplementary Planning Document and the National Planning Policy Framework;

2. The development, by virtue of the loss of garden and wildlife is contrary to Policies NR3 (Biodiversity, Protected Species & their Habitats) of the Lichfield District Local Plan Strategy (2015), the Biodiversity and Development Supplementary Planning Document and the National Planning Policy Framework;
3. The development would be unable to provide adequate vehicle turning area within the site to allow vehicles to leave the site in forward gear, without impacting upon the character and setting of the Grade II Listed Building. This would therefore be contrary to Core Policy 14 (Our Built and Historic Environment) and Policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015), Historic Environment Supplementary Planning Document and the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR ALAN SPOONER (APPLICANT)).

18/00276/COU – Change of use from Post Office and Newsagents (A1) to Dental Surgery (D1), including single storey extension to rear to form office and store and installation of rear parking area

Boora Newsagents and Post Office, 5 Cannock Road, Chase Terrace, Burntwood

For Mr S Mulla

**RESOLVED:** That this application be deferred until outcome of Asset of Community Value application is decided.

18/00384/FUL – Two storey extension to side to form kitchen, dining area and sitting room at ground floor level and from 1no bedroom, 2no ensuites and extend existing bedroom at first floor level, including demolition to existing side extension and front porch

Manor Croft, Manor Park, Kings Bromley

For Mrs S Crittenden

**RESOLVED:** That planning permission be approved subject to the following conditions and reasons:–

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission;
2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject;
3. Notwithstanding any description/details of external materials in the application plans or documents, before the development hereby approved is commenced, full details of the following shall be submitted to and approved in writing by the Local Planning Authority:-
  - a) External bricks;
  - b) External tiles;
  - c) Full details of the brick bond to be used;
  - d) Full details of rainwater goods, their materials and design;
  - e) Full details of the flue;
  - f) Full details consisting of sections at a minimum scale of 1:5 and elevations at 1:20, of all new external joinery including fenestration and doors and the proposed exterior finish.

The development shall thereafter be carried out in accordance with the approved details, and retained as such for the life of the development;

4. Before the development hereby approved is commenced, full details of the construction and implementation of the works to the gravelled patio area at the rear

- of the property, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, and retained as such for the life of the development;
5. Before the development hereby approved including any demolition and/or site clearance works is commenced or any equipment, machinery or materials is brought onto site, full details of protective fencing and/or other protective measures to safeguard existing trees on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed tree protection measures shall thereafter be provided in accordance with the approved details and retained for the duration of construction (including any demolition and/or site clearance works), unless otherwise agreed in writing by the Local Planning Authority. No fires, excavation, change in levels, storage of materials, vehicles or plant, cement or cement mixing, discharge of liquids, site facilities or passage of vehicles, plant or pedestrians, shall occur within the protected areas. The approved scheme shall be kept in place until all parts of the development have been completed, and all equipment; machinery and surplus materials have been removed;
  6. The finished floor levels of the development hereby approved must be set no lower than the existing levels and raised up to 61.75m above Ordnance Datum (AOD) where possible;
  7. The development hereby approved shall be carried out having full regard to all recommendations and methods of working as detailed within the Bat and Bird Building Survey, prepared by S Christopher Smith, dated 27 July 2017, as submitted with the application;
  8. Within one month of completion, a bat or bird box shall be installed within the site. The bat or bird box shall thereafter be retained as such for the life of the development;
  9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) the dwelling shall not be enlarged or extended without the prior written permission, on application, to the Local Planning Authority.

Reasons for conditions:

1. In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended.
2. For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Practice Guidance.
3. To ensure the satisfactory appearance of the development and safeguard the character of the Kings Bromley Conservation Area and the locally listed building, in accordance with the requirements of Core Policy 14 and Policy BE1 of the Local Plan Strategy, Local Plan Saved Policy C2, the Historic Environment Supplementary Planning Document and the National Planning Policy Framework.
4. To safeguard the existing trees and special character of the Kings Bromley Conservation Area, in accordance with the requirements of Core Policy 14 and Policies NR4 and BE1 of the Local Plan Strategy, Local Plan Saved Policy C2, the Trees, Landscaping & Development Supplementary Planning Document and the National Planning Policy Framework.
5. To safeguard the existing trees and special character of the Kings Bromley Conservation Area in accordance with the requirements of Core Policy 14 and Policies NR4 and BE1 of the Local Plan Strategy, Local Plan Saved Policy C2, the Trees, Landscaping & Development Supplementary Planning Document and the National Planning Policy Framework.
6. To reduce the risk of flooding to the development and future occupants; to prevent the increased risk of flooding; to improve and protect water quality; improve habitat and amenity; and ensure future maintenance of the system, in accordance with

Core Policy 3 and Policy NR9 of the Local Plan Strategy, the Sustainable Design Supplementary Planning Document and the National Planning Policy Framework.

7. To ensure measures are implemented to protect and enhance local bat and bird populations, in accordance with Policy NR3 of the Local Plan Strategy, the Biodiversity & Development Supplementary Planning Document and the National Planning Policy Framework.
8. In order to encourage enhancements in biodiversity and habitat, in accordance with the requirements of Policy NR3 of the Local Plan Strategy, the Biodiversity and Development Supplementary Planning Document and the National Planning Policy Framework.
9. To ensure the satisfactory appearance of the development and safeguard the character of the Kings Bromley Conservation Area and the locally listed building, in accordance with the requirements of Core Policy 14 and Policy BE1 of the Local Plan Strategy, Local Plan Saved Policy C2, the Historic Environment Supplementary Planning Document and the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR EDWIN ONIONS (AGENT))

18/00467/FUL – Variation of condition 9 of application 13/01328/COU to allow increased opening hours  
Fish Face, Willow Court, Tamworth Road, Lichfield  
For Mr W Cooper

**RESOLVED:** That planning permission be approved subject to conditions contained in the report and supplementary report of the Director of Place and Community.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR PHILIP ALLSO (OBJECTOR) AND MR MARK DAUNCEY (APPLICANT'S REPRESENTATIVE))

18/00604/FUL – Retrospective application to increase height of southern boundary wall to 2.40m, dwarf wall at front to 1.2m with pillars at 1.36m and 1.45m (Amendment to Application 14/00310/FUL)  
11 Field Road, Lichfield  
For Mrs J McKenna

**RESOLVED:** That planning permission be approved subject to conditions contained in the report of the Director of Place and Community.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR EDWARD MCKENNA (APPLICANT))

**5 TREE PRESERVATION ORDER NO. 406-2017 - PAGET HOUSE, OLD HALL DRIVE, ELFORD**

Tree Preservation Order No. 406-2017 at Paget House, Old Hall Drive, Elford, Staffordshire. B79 9BZ

**RESOLVED:** That the Planning Committee confirm the Tree Preservation Order without modifications.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATION WAS MADE BY MR REUBEN HAYES (CLIENT'S AGENT))

(The Meeting closed at 9.40 pm)

CHAIRMAN