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Tuesday, 10 September 2019

Dear Sir/Madam

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW & SCRUTINY) COMMITTEE

A meeting of the Economic Growth, Environment and Development (Overview & Scrutiny) Committee has been arranged to take place **WEDNESDAY, 18TH SEPTEMBER, 2019 at 6.00 PM IN THE COMMITTEE ROOM** District Council House, Lichfield to consider the following business.

Access to the Committee Room is via the Members' Entrance.

Yours Faithfully

Neil Turner BSc (Hons) MSc
Director of Transformation & Resources

To: Members of Economic Growth, Environment and Development (Overview & Scrutiny) Committee

Councillors Cox (Chairman), Ball (Vice-Chair), S Wilcox (Vice-Chair), Binney, D Ennis, Gwilt, Ho, A Little, Marshall, Parton-Hughes, Ray, Warburton and Westwood



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AGENDA

- | | | |
|----|--|---------|
| 1. | Apologies for Absence | |
| 2. | Declarations of Interest | |
| 3. | Minutes of the Previous Meeting | 3 - 6 |
| 4. | Work Programme | 7 - 10 |
| 5. | Review of the Operation of the Planning Committee | 11 - 18 |
| 6. | Amendments to Local List of Buildings of Local Architectural and Historic Interest | 19 - 62 |
| 7. | Local Plan Update | 63 - 74 |

Briefing Papers

Spatial Planning Matters

High Speed 2

Economic Development Activity and Performance

BRS Master Planning Update



**ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW
& SCRUTINY) COMMITTEE**

20 JUNE 2019

PRESENT:

Councillors Cox (Chairman), Ball (Vice-Chair), S Wilcox (Vice-Chair), Binney, D Ennis, A Little, Marshall, Parton-Hughes, Ray, Warburton and Westwood.

(In accordance with Council Procedure Rule No.17 Councillors Eadie and Strachan attended the meeting).

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Gwilt and Ho

2 DECLARATIONS OF INTEREST

There were no declarations of interest

3 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were signed as a correct record.

4 TERMS OF REFERENCE

The Terms of Reference for Overview & Scrutiny Committees were circulated and noted.

5 WORK PROGRAMME

The work programme was circulated and considered. It was requested that a task group on CIL be created as it was felt that there was inequity across the district in the application of charging rates. It was requested that CIL and Apartments be included in the work of this task group. It was noted that the CIL rates had been found sound by an Inspector but the subject would be scoped further with Officers. It was also requested that a task group on S106 & affordable housing be set up and be joint group with members of the Community, Housing & Health (Overview & Scrutiny) Committee if appropriate. It was agreed to discuss this further at the O&S Coordinating Group.

It was noted that the Local Plan Sub Committee had an updated membership following the recent local elections.

The Committee was pleased that there was an item included on the Work Programme regarding Burntwood development and it was requested that rural areas also be added.

The scope of the Planning Committee review, due to be the subject of a report to the Committee in September, was discussed and it was requested that appeal information, room changes and potential Member substitution be included.

It was requested that an item on electric vehicle charging points be added to the work programme. However it was agreed that this could be picked up as part of the forthcoming city centre planning exercise and reporting.

RESOLVED: That the work programme be noted and updated as agreed.

6 LICHFIELD CITY CENTRE (INCLUDING BIRMINGHAM ROAD SITE): FUTURE PLANNING EXERCISE

The Committee received a report providing an update on matters relating to the planning exercise for Lichfield City Centre including the Birmingham Road Site (BRS).

It was reported that there had been a cross party working group who had assisted in the creation of the brief for the tender to commission master planning consultants. The brief had been subsequently put out to tender and a number of bids received. These were currently being evaluated. It was noted that it had been agreed at Cabinet for the decision to award the tender to be delegated to the Cabinet Member in consultation with the Head of Service. It was reported that there had been agreement at the BRS working Group that they could be part of the procurement process. The Cabinet member noted the comments referred to the evaluation exercise which was technical in nature. Officers were responsible for carrying out the assessment and making a recommendation. An agreed process was in place using defined criteria. As the decision to appoint is delegated, there was no scope nor necessity to include other members. The Committee was reminded that Cabinet Member decisions were subject to Call-In if deemed necessary.

The Cabinet Member emphasised and again reiterated the point that the Committee would have the opportunity to have an input once the appointed consultants begin their work. It was agreed to discuss further whether this would be best carried out by the full Committee or by a smaller Task Group.

It was also agreed to send new Members of the Committee the BRS working Group notes of meetings as background.

RESOLVED: That the report be noted and future updated be brought back to the Committee as and when progress is made on work by the appointed consultants.

7 LOCAL PLAN UPDATE

The Committee received a report updating the Committee on the Local Plan Allocations final Inspectors Report. It was noted that the Inspector had made comments and found the plan sound and deliverable and the next step was for Council to accept the Inspector's Main Modifications.

The Committee was then updated on the consultation of the Local Plan Review – Preferred Options & Policy Directions. It was reported that the consultation closed on the 18th March 2019 and officer responses had been prepared for the representations received. The Committee was asked whether (in the context of generic representation) it was advantageous to list them all or if it would be easier to group the same responses together i.e. similar to a petition. It was noted that there were national and EU protocols regarding reporting representations and it was agreed to investigate these further with an aim to apply this locally.

It was asked why Kings Bromley was not listed in the table updating on Neighbourhood Planning and it was reported that it because that area had chosen not to progress a plan and as such not become designated. The Committee was pleased to see that there had been progress in Burntwood.

Affordable housing was discussed and it was noted that if the target of 40% was not being hit, then a look into the planning policy would be required. It was noted that it was part of the Local Plan Review.

Infrastructure was considered and it was felt that there was a need to reconsider the infrastructure plan and it was noted that this would be part of the Local Plan Review. It was agreed that there was a large demand to commute to and from greater Birmingham so rail as well as roads should be contemplated. It was requested that the cycle network also be investigated.

The prospect of a Burntwood BID was raised and it was noted that there needed to be a commitment locally and the Economic Development Officer has supported the current Burntwood Business Corporation and would aid in setting up a BID if it was desired.

The Committee congratulated Officers on the report and the work undertaken.

- RESOLVED:**
- (1) That Cabinet be recommended to approve the Local Plan Allocations for the purposes of adoption.
 - (2) That the progress associated with the Local Plan Review be noted;
 - (3) That Cabinet be recommended to approve the summary of comments and officer responses in respect of the Local Plan Review;
 - (4) That Cabinet be recommended to approve the revised Local Development Scheme timetable set out at paragraph 3.13 of the report; and
 - (5) That the recent progress in relation to neighbourhood plans within Lichfield District be noted.

(The Meeting closed at 7.25 pm)

CHAIRMAN

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ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	17 Dec	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Policy Development								
Terms of Reference	✓					To note	Christine Lewis	
Conservation Area Appraisals				✓		To report on the outcome of Conservation Area appraisals	Claire Hines	Cllr Angela Lax
Amendments to Local List of Buildings of Local Architectural and Historic Interest		✓				To report on proposed changes to the Local List	Claire Hines	Cllr Angela Lax
Economic development activity and performance		*				To receive a briefing paper on economic development activity across the district and performance of the local economy	Jonathan Percival	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	17 Dec	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Master Planning Consultation			✓			Special meeting	Craig Jordan	Cllr Iain Eadie
Small Business grant scheme				✓		To receive a briefing paper on the operation of the Council's Small Business grant scheme	Jonathan Percival	Cllr Iain Eadie
Local Plan Updates	✓	✓		✓	✓	Reports on progress with the preparation of the Local Plan	Ashley Baldwin	Cllr Iain Eadie
Spatial planning matters		✓			✓	Briefing paper(s) on Neighbourhood Plan preparation, S106 and CIL receipts and allocations & monitoring and implementation of policies	Ashley Baldwin	Cllr Iain Eadie
Lichfield City Centre future planning (including Birmingham Road site)	*	*		✓	✓	To report on the appointment of consultants and subsequent master planning work	Craig Jordan	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	17 Dec	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Burntwood development						Updates when available	Craig Jordan	Cllr Iain Eadie
Review of the operation of the Planning Committee		✓				Report to consider a full year of operation since review.	Claire Billings/ Jeff Upton	Cllr Angela Lax
Briefing paper on Development Management performance	✓			✓		6 monthly reporting of planning performance	Claire Billings	Cllr Angela Lax
Outcome of LEP review	✓					Outcome of Government review into Local Enterprise Partnerships verbal update if necessary, report or briefing paper depending on outcome of review and implications for District when available	Craig Jordan	Cllr Iain Eadie

ECONOMIC GROWTH, ENVIRONMENT AND DEVELOPMENT (OVERVIEW AND SCRUTINY) COMMITTEE WORK PROGRAMME FOR 2019-20

Item	20 June	18 Sept	17 Dec	21 Jan	9 Mar	Details/Reasons	Officer	Member Lead
Economic impact of Events and Festivals		*		✓		To report on a study assessing the economic impacts of events and festivals held in Lichfield	Lisa Clemson	Cllr Iain Eadie
Car parking estate and operations				✓		To report on the Council's car parking estate and operations Possible briefing note	John Roobottom	Cllr Iain Eadie
CIL and s106				✓		Review of how the council is using s106 to deliver affordable housing; how CIL is delivering infrastructure improvements and whether the council's CIL charging regime remains appropriate.	Ashley Baldwin	Cllr Iain Eadie
High Speed 2		*				To receive a briefing paper(s) on issues relating to Phase 1 and 2a of HS2 as they impact on Lichfield district.	Craig Jordan	Cllr Iain Eadie

Review of the Planning Committee

Report of Councillor A Lax

Cabinet Member for Legal & Regulatory

Date: 18 September 2019

Contact Officer: Claire Billings

Tel Number: 01543 308171

Email: Claire.billings@lichfielddc.gov.uk

Key Decision? **NO**

Local Ward Members All Ward Members



**ECONOMIC GROWTH,
ENVIRONMENT AND
DEVELOPMENT
(OVERVIEW AND
SCRUTINY) COMMITTEE**

1. Executive Summary

- 1.1 The purpose of this report is to provide a 12-month review of the performance and operation of the revised the Planning Committee, which was effective from June 2018, as requested by EGED Overview & Scrutiny Committee in January 2018 and by Planning Committee 12 February 2018.
- 1.2 The changes to Planning Committee that were agreed and have been effective since June 2018 include:
 - 15 Members, rather than the previous 22 Members sitting on the Committee;
 - Using the Committee Room, rather than the Council Chamber when lower public attendance anticipated.
 - 3 additional Members were to be trained to allow them to act as permanent replacements as circumstances arise.
- 1.3 Following a review of the operation of the revised Planning Committee over the last 14 months, as well as updated research on the operation of planning committees across Staffordshire, it is considered that the number of Members on Planning Committee should remain at 15, and that further consideration be given to both the accommodation/room used and the training needs of the committee Members.

2. Recommendations

- 2.1 That the Economic Growth, Environment and Development (Overview and Scrutiny) Committee notes the contents of the report, that:
 - The size of Planning Committee should remain at 15 Members;
 - The layout and use of the Committee Room be given further consideration- to maximise the capacity of the public gallery area, where possible, so it may continue to be used on occasion, whilst continuing with use of the Council Chamber for the majority of Committees, particularly when larger public galleries are anticipated. And also that, consideration be given to the potential to enhance the presentation equipment available within the Council Chamber going forward.

3. Background

- 3.1 The Development Management Service was subject to an independent process review by the Planning Officers Society (POS) in December 2016. As part of that review, one of the recommendations was to look again at the size of the Planning Committee (then 22 Members), as this was larger than those of

other neighbouring Councils. Current best practice advice encourages smaller committees as they tend to offer greater consistency in decision making; lower costs to run and better attendance at meetings.

- 3.2 In 2008 the Planning Committee was reduced to 22 Members from 56 (Full Council). Reviews of this smaller Committee by the Overview and Scrutiny in 2009 and 2010 concluded that the reduced committee was more effective and efficient in its operation – making better quality decisions.
- 3.3 In 2012 an O&S Member Task Group recommended that a further reduction in size would enhance, rather than detract from these characteristics through reducing cost; promoting even greater focus on the key issues; improved training (of a smaller committed group of Members); leading to improved competence and expertise in planning knowledge. The Task Group recommended a reduction to 17 members and a new location in the Committee Room. Whilst this recommendation was approved by the Planning Committee (April 2012), it was not supported at Full Council.
- 3.4 Then, in response to the recommendations of the Development Management Service Review, a Member/Officer Task Group met in December 2017 to consider best practice advice on the size of the Committee. This culminated in a report to the EGED Overview & Scrutiny Committee in January 2018, who recommend that Planning Committee support the reduction of the Committee from 22 Members to 15 and also that, 3 additional Members be trained to act as permanent replacements as circumstances arise and, that the meetings be hosted in the Committee room when public attendance was not expected to be large. This recommendation was subsequently supported by Planning Committee and since June 2018 the revised Planning Committee has been in operation.
- 3.5 This report includes a review of the operation and performance of the revised Planning Committee over the last 14-months from June 2018 to end of July 2019 inclusive.

14-month review of performance and operation:

- 3.6 Comparative analysis- In 2017 a comparative analysis of the size of neighbouring Staffordshire Councils Planning Committees was carried out- see **Table 1 of Appendix 1**. At such time the average size of the neighbouring Planning Committees (excluding South Staffordshire) was 15 Members (equating to 35% of Full Council).
- 3.7 A further comparative review of neighbouring Planning Committees has been undertaken recently (July 2019). **Table 2 of Appendix 1**, notes that there have been some changes to the composition of neighbouring authority Planning Committees, most notably South Staffordshire Council, which has from May this year reduced its Committee from 48 Members to 22 Members. Therefore, the current average number of Members on Planning Committee equates to 14 including South Staffordshire. This shows that Lichfield is operating just above the Staffordshire-wide average number of Members for its Planning Committee.
- 3.8 It is also to be noted that although there is nothing in the England planning legislation that limits the size of a Planning Committee, in Wales, an amendment to the 1990 Planning Act (Section 319ZB) states that the number of Members on a planning committee should have no fewer than 11 and no more than 21 Members. Furthermore, the Licensing Act 2003 (Section 6) states that any licensing committees cannot have more than 15 Members (and not less than 10). The current size of committee therefore lies within such parameters which suggests it is of an appropriate size.
- 3.9 Performance/quality of decisions- The Government measures the 'quality' of the Council's decision making by the number of appeals lost as a percentage of the total decisions taken. As noted from a recent briefing paper (June 2019) on Development Management Performance provided to this Committee, the Council's record on 'non-major' decisions is well above average (0.65% compared to less than 10% target). Also, for major application decisions, whilst this was poor in Nov 2015; with 4 major appeals out of 41 decisions lost (9.74%), (*all four of these decisions were made by the Planning Committee contrary to officer recommendation*), this figure has now significantly improved, due to the new accounting period which removes the 4 previous decisions made and that there have been no further major applications refused that have had an appeal decision since. The current government

designation figure is set at no more than 10%, whilst the Council's current performance with regard to majors is at 2.22%. Although, it is to be noted that the Council does have 1 major appeal awaiting a decision from the Planning Inspectorate (Huddlesford Holiday Lodges) which was refused contrary to officer recommendation, with the hearing held early August.

- 3.10 Within this context, the 'quality' of the Committee's decision-making is key to ensuring robust decisions continue to be made and successfully defended at appeal, especially regarding major planning applications. Best practice would suggest that more 'robust' decisions are taken by well-trained Members – generally in smaller sized committees.
- 3.11 In financial terms, the major benefit from improved decision-making would be reducing the risk of designation and, the subsequent significant loss of fee income with applicant's having the right to submit applications directly to the Planning Inspectorate.
- 3.12 Planning Committee operation. As shown in **Appendix 2**, from June 2018 to the end of July 2019, there were 17 Planning Committee meetings scheduled, 13 of which took place; as 4 Committees were cancelled due to insufficient business. In terms of attendance by Members at the meetings, none of the meetings had full attendance; the most at any one meeting being 13 and the least attendance 9 Members. The average rate of attendance per meeting over the 13 meetings therefore was 75%. The Committee meeting with only 9 Members in attendance was a special extra scheduled Planning Committee that was convened for a particular planning application. Therefore, this meeting was not set in the calendar of meetings far in advance. When the attendance at this meeting is excluded, the average attendance rate was 76%.
- 3.13 The reduced membership of the Committee has allowed the use of the Committee Room. This was welcomed due to the enhanced visual presentation facilities and the potential for better seating arrangements for Members and officers, to facilitate ease of discussion of agenda items. As noted in **Appendix 2**, of the 13 meetings undertaken, 6 Planning Committees have been held in the Committee Room, whilst 7 meetings remained to be held in the Council Chamber, when there have been larger public galleries. There have been various pros and cons noted with the use of the Committee Room as opposed to the Chamber including, which are set out in Appendix 3.
- 3.14 In terms of training 3 additional Members to act as permanent replacements for the Committee- no Members were nominated and this has not occurred. However, over the last 14 months there has been no need to engage permanent replacements and committee quorum has always been met. Furthermore, it is considered the appropriate training could be provided on an as/when necessary basis, should a replacement Member need to be identified at any time.
- 3.15 The Committee's views are sought on the issues set out above, although it is considered based upon comparable analysis and best practice, that the number of Members on the Council's Planning Committee does appear to be appropriate and effective. It is therefore recommended that the number of members on the committee should remain at 15 Members and that enhanced training be identified and provided to such Members and any substitute members going forward seeking to ensure quality decision-making.

Alternative Options

1. Increase the size of the Planning Committee back to 22 Members/as previous number of Members. This was discounted as it would result in an above average number of Members compared to neighbouring Authorities and would remove the opportunity to improve or sustain the quality of decision making.
2. Reduce the size of the Planning Committee below 15 Councillors. This was discounted previously, as it was considered that 15 Councillors would represent the best option for appropriate decision making and resilience for the committee. It is considered that this remains the most appropriate option based on an updated assessment, taking account of neighbouring Staffordshire Planning Authority committees.

Consultation	1. A cross-party task group was consulted in Dec 2017 comprising the then Leader, Deputy Leader, Chairman and Vice- Chairman of both Planning Committee and Overview and Scrutiny and the Leader of the opposition group in advance of the consideration and agreement to reduce the Committee to 15 Members. No recent formal consultation undertaken.
Financial Implications	1. Quality decision making will reduce the risk of designation as a poor performing authority. The financial impact of designation would be significant, with lost fee income with applicant's having the option to submit direct to the Planning Inspectorate for determination.
Contribution to the Delivery of the Strategic Plan	1. Improvements in the quality of decision making will enhance the delivery of the additional homes, businesses and infrastructure required to ensure the District's ongoing sustainable economic growth.
Equality, Diversity and Human Rights Implications	None.
Crime & Safety Issues	None.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Failing to improve the quality of decision making would increase the risk of becoming a 'designated' authority – resulting in the potential reduction of application income and determination powers; impacting on the Council's reputation and financial wellbeing.	Reduce the size of the Planning Committee and ensure Members are well trained and briefed on the importance of making 'robust' decisions which can be defended at appeal.	Yellow. The appeal record on major applications is still below the national average.

Background documents:

- Report of the Environment and Development (Overview and Scrutiny) Committee – Review of the Planning Committee – 7 March 2012
- Report to Planning Committee – Review of the Planning Committee - 2 April 2012
- Internal Briefing Paper to Planning Committee - Major Planning Application and Appeal Performance – July 2015
- Planning Officer's Society – Final Report – Process Review of the Development Management Service – 23 March 2017
- Report of the Economic Growth, Environment and Development (Overview and Scrutiny) Committee – Development Management Performance and Planning Appeals Update – 29 March 2017
- Report of the Economic Growth, Environment and Development (Overview and Scrutiny) Committee
- Briefing Paper Report of Economic Growth, Environment and Development (Overview and Scrutiny) Committee- Development Management Performance- 20 June 2019
- South Staffordshire Council Full Council Report- Amendments to the Constitution- 26 March 2019

APPENDIX 1

TABLE 1: Size of Planning Committee – Nearest Neighbours (Dec 2017)

Staffordshire

Cannock	12 (41) 29%
East Staffs	14 (39) 36%
Lichfield*	22 (47) 47%
Newcastle	16 (60) 27%
South Staffs	49 (49) 100%
Stafford	13 (40) 33%
Staffs Moorlands	14 (56) 25%
Stoke-on-Trent	13 (44) 30%
Tamworth	13 (30) 43%

Average (excluding S Staffs): 15 members, 34%

TABLE 2: Size of Planning Committee – Nearest Neighbours (July 2019)

Staffordshire

Cannock	12 (41) 29%
East Staffs	14 (39) 36%
Lichfield*	15 (47) 32%
Newcastle	14 (60) 23%
South Staffs	22 (49) 45%
Stafford	11 (40) 28%
Staffs Moorlands/High Peak	15 (56) 27%
Stoke-on-Trent	13 (44) 30%
Tamworth	13 (30) 43%

Average: 14 members, 33%

Notes:

() - Full Council in brackets

% - Committee as a percentage of Full Council

APPENDIX 2

Planning Committee Meetings inc Location and Attendance Information

Date of Meeting	Venue	No. of attendees	No. of apologies	No. Absent
04.06.18	Council Chamber	13 attendees	2 apologies	
02.07.18	Council Chamber	12 attendees	3 apologies	
30.07.18	Council Chamber	10 attendees	5 apologies	
03.09.18	Committee Room	12 attendees	2 apologies	1 absent
01.10.18	N/A	CANCELLED		
29.10.18	Council Chamber	11 attendees	3 apologies	
26.11.18	N/A	CANCELLED		
17.12.18	Council Chamber	10 attendees	4 apologies	
14.01.19	Committee Room	10 attendees	4 apologies	
11.02.19	Committee Room	10 attendees	3 apologies	1 absent
04.03.19 Special	Committee Room	9 attendees	5 apologies	
11.03.19	N/A	CANCELLED		
08.04.19	N/A	CANCELLED		
29.04.19	Council Chamber	12 attendees	2 apologies	
03.06.19	Committee Room	12 attendees	1 apology	1 absent
01.07.19	Council Chamber	13 attendees	2 apologies	
29.07.19	Committee Room	12 attendees	2 apologies	1 absent

APPENDIX 3

Noted Pros & Cons of the use of the Committee Room as the venue for Planning Committee

PROS

- Enhanced visual/IT presentation, as the screen is centrally positioned within the room and clearly visible to all members of the planning committee and public gallery.
- Members and officers are more closely located which has helped to facilitate debate or discussion at times.
- More relaxed/less formal committee layout for speakers- therefore less daunting.

CONS

- There is limited room for the public and on occasion there have been an inadequate number of chairs and space for the public attendees, as at times difficult to anticipate the likely level of public attendance. Note there are only 15 chairs available and if there are 2 speakers for each item and the applicant as well as their agents attends, then this limits seating for others.
- Not as accessible for those with a disability or limited mobility.
- Not as clear where room is located for the public- no direct route to the room and therefore extra signage and officer support needed to assist/escort.
- Speakers are not co-located near to committee clerk which leads to difficulties at times.
- More relaxed approach can lead to less focused debate.
- No microphones in committee room and so it can be difficult at times for people to hear.
- Can/has resulted in members of the public sitting very close to Members within the room, which can feel intimidating.
- Furniture difficult to move and public gallery area needs to be set out before each meeting creating more work for officers.
- Difficult for those in the public gallery to know who is an officer and who is a Member when all sitting around the same table.

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AMENDMENTS TO THE LIST OF BUILDINGS OF LOCAL ARCHITECTURAL AND HISTORIC INTEREST: ADOPTION



Report of Cabinet Member for Legal & Regulatory Services
Councillor A Lax

Date:	18 th September 2019
Contact Officer:	Claire Hines
Tel Number:	(01543) 308188
Email:	Claire.hines@lichfielddc.gov.uk
Key Decision?	NO
Local Ward Members	<p>Boney Hay and Central:- Cllr R. Birch, Cllr D. Evans, Cllr B. Westwood.</p> <p>Chase Terrace:- Cllr S. Banevicius, Cllr S. Norman.</p> <p>Chasetown:- Cllr D. Ennis, Cllr S. Tapper.</p> <p>Hammerwich with Wall Ward:- Cllr A. Little and Cllr J. Silvester-Hall</p> <p>Highhfield:- Cllr W. Ho, Cllr D. Pullen.</p> <p>Summerfield and All Saints:- Cllr B. Brown, Cllr L. Ennis and Cllr K. Humphreys</p>

Overview & Scrutiny

1. Executive Summary

- 1.1 To inform the Economic Growth, Environment and Development (Overview and Scrutiny) Committee of the results of the public consultation on the proposed amendments to the Council's List of Buildings of Local Architectural and Historic Interest (commonly referred to as the "Local List"), and to request the Committee's support for the final, amended proposals and their recommendation for approval to the Cabinet and Full Council.

2. Recommendations

- 2.1 That the Committee notes the results of the consultation as per Appendix A of this report, supports the final proposed amendments to the Council's List of Buildings of Local Architectural and Historic Interest as included in Appendix B and recommends them to be submitted to the Cabinet and Full Council for approval.

3. Background

- 3.1 Aside from national designation, the National Planning Policy Framework (NPPF) in paragraph 185 advises local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment in their Local Plan. Emphasis is placed on sustaining and enhancing the significance of heritage assets and recognising that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

- 3.2 The definition of heritage assets in the NPPF includes not only assets designated under statutory, national processes, but also those that may be recognised by the planning authority as having heritage significance and considered appropriate for “local listing”. The NPPF confirms that such assets can merit consideration in the assessment of planning proposals, with the Council as the local planning authority able to take a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.3 The Council has an existing List of Buildings of Local Architectural and Historic Interest (Local List). This currently consists of 484 buildings and structures, all within designated conservation areas, which have been identified as part of the programme of Conservation Area Appraisals. As Lichfield District contains a wealth of heritage assets and these are located throughout the district; the Conservation & Urban Design Team have begun a phased review of the areas outside of designated conservation areas, beginning with the parishes of Burntwood, Hammerwich and Wall. Full details of the proposed amendments are included in Appendix B. The proposed consultation was only for the 55 properties listed in Appendix A of the Cabinet report dated 9th April 2019. The existing properties on the Local List have already been consulted on and adopted as part of the programme of Conservation Area Appraisals and Management Plans.
- 3.4 Maintaining a local list is an established way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area. Local lists sit within a continuum of measures for identifying and protecting buildings and areas of heritage or townscape interest, which includes national designations such as listed buildings, scheduled monuments and historic parks and gardens and conservation areas, as well as buildings and sites which have been identified locally as having some heritage interest meriting consideration in planning decisions. Inclusion on a local list delivers a sound, consistent and accountable way of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints. Local lists thus complement national designations in building a sense of place and history for localities and communities. Local listing is intended to highlight heritage assets which are of local heritage interest in order to ensure that they are given due consideration when change is being proposed.
- 3.5 Under the provisions of the NPPF a building or structure that is on a ‘Local List’ is considered to be a non-designated heritage asset. Non-designated heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated.
- 3.6 Whilst local listing provides no additional planning controls, the fact that a building or site is on the Local List means that its conservation as a heritage asset is a material consideration when determining a planning application.
- 3.7 The level of protection afforded to a property on the local list is influenced by the manner in which the list is prepared. The sounder the basis for the addition of an asset to the list – particularly the use of selection criteria – the greater the weight that can be given to preserving the significance of the asset. The degree of consultation on the local list, and the inclusion of assets on it, also increases that weight. However, it should be noted that the absence of any particular heritage asset from the local list does not necessarily mean that it has no heritage value, simply that it does not currently meet the selection criteria or that it has yet to be identified.

- 3.8 The proposed amendments to the Local List have been informed by advice provided within the Historic England publication 'Local Heritage Listing: Historic England Advice Note 7'. This encourages local authorities and communities to introduce or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.
- 3.9 Inclusion of a heritage asset on any future local list would not, however, preclude development or change. The Local List would be a mechanism to recognise non-designated heritage assets that are of local significance, whether or not subject to development proposals requiring planning consent. The information would inform any planning decisions. Applications proposing demolition of a heritage asset included in a local list will be expected to demonstrate that all reasonable alternatives have been explored and justify why such alternatives are not viable. There will be a presumption in favour of retaining and re-using buildings included on a local list unless it can be demonstrated independently that a building is structurally unsound or that there is no appropriate and viable alternative use for it. Applications for alterations and/or extensions to heritage assets included on a future local list will be required to incorporate proposals which preserve or enhance the significance of the asset and its setting.
- 3.10 The proposed additions have been identified through a number of means including public nominations, reviews of former Grade III buildings, reviews of the Historic Environment Record (HER) and through reviews of historic mapping. These have then been assessed against our selection criteria by the Conservation and Design Officer.
- 3.11 The Council has adopted criteria for the identification of non-designated heritage assets. These criteria are consistent with Government policy and associated guidance from Historic England. The criteria, contained within the Council's adopted Historic Environment SPD, are as follows;
- Special local architectural or landscape interest, i.e. is it the work of a particular architect or designer of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
 - Special local historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
 - Association with well-known local historic persons or events.
 - Contribution to the streetscape/townscape, i.e. a group of unrelated buildings that make up an aesthetically complementary group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which together epitomise the development of the locality. Views may be famously recognisable and regarded as an historic asset in their own right, for example, views of Lichfield Cathedral from various points around the City.
 - Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces)
- 3.12 It is accepted best practise that involving the local community in evaluating which buildings are of local interest is integral to the local listing process. To this end a robust method of public consultation has been followed which comprised the following:
- seeking permission from the Cabinet to consult on draft amendments to the Local List;
 - a 6 week consultation period, including letters to all properties proposed for addition to the Local List, the Parish Council and local civic groups. Information will be provided to owners and

occupiers of the properties affected to help them understand the proposals and their implications, to address potential concerns and include a Frequently Asked Questions section.

- full consideration of representations received and amendment of the document, as necessary;
- a report to Overview and Scrutiny (Economic Growth, Environment and Development), taking on board comments received, and seeking approval of the revised document;
- if agreed, the report and document are returned to Cabinet and subsequently Full Council for formal ratification.

- 3.13 As well as the proposed additions to the local list within the 3 aforementioned parishes it is also necessary to remove 3 structures from the list. These are included in Appendix C. These are all war memorials that were added to the local list through the Conservation Area Appraisal process but have since been statutorily listed at Grade II and so no longer meet the criteria for the local list.
- 3.14 Once the amendments have been ratified the HER and the Council's Geographical Information System (GIS) will be updated accordingly.
- 3.15 There are a variety of reasons to carry out this piece of work including the economic benefits that can be attributed to the conservation and continued use of historic buildings and structures. Studies over the last decade have found that the historic environment positively contributes both to local economies and the wider national economy as a whole. The five major measurable aspects of the economic impacts of heritage conservation: jobs and household income; city centre revitalization; heritage tourism; property values; and small business incubation. In England, it has been found that a pre-1919 house is worth on average 20% more than an equivalent house from a more recent era, and the premium becomes even greater for an earlier historic home. On the commercial side, the Royal Institute of Chartered Surveyors has tracked the rates of return for heritage office buildings for the past 21 years and found listed buildings have consistently outperformed the comparable unlisted buildings. Similar analyses in Canada demonstrated that heritage buildings had performed much better than average in the market place over the last 30 years and that there is no evidence that designation reduces property values. (Global Urban Development Magazine from August 2008). Publications by and on behalf of Historic England from 2018 have highlighted that heritage is an important source of economic prosperity and growth. Heritage is a complex and multidimensional sector with multiple economic activities dependent and embedded within it. A DCMS Culture White Paper (DCMS 2016) stated that, "The development of our historic built environment can drive wider regeneration, job creation, business growth and prosperity." Further information can be found in the online publications which are referred to in the web-link sections below.
- 3.16 In Lichfield District Council (LDC) Strategic Plan for 2016-2020 it is noted that our heritage and our rural landscape are important to our residents. Therefore, as part of ensuring that our district has clean, green and welcoming places to live by 2020 LDC will ensure that our heritage and open spaces will be well maintained or enhanced. The identification of properties and structures that have historical and architectural interest will contribute towards this target
- 3.17 The expansion of the local list is in Development Services Service Plan. More specifically the adoption of a local list for Burntwood and Hammerwich is in the delivery plan (action CGW 02(c)) for the Conservation and Urban Design Team.
- 3.3 The required consultation was carried out between 28th June 2019 and 11th August 2019.

- 3.4 The representation responses have been duly considered and all relevant amendments incorporated into the final proposals. The representations and responses are contained within Appendix A of this report and the buildings to be added to the Register of Buildings of Special Local Interest within Appendix B of this report.

Alternative Options	<ol style="list-style-type: none"> 1. The alternative option is not to extend the 'Local List'. This would weaken the local planning authority's ability to seek to preserve or enhance the special character and appearance of the area when considering planning applications. 2. An alternative would be not to carry out such robust public consultation. This is not considered to be best practise and the 'Local List' would not carry the same amount of weight in the planning process.
Consultation	<ol style="list-style-type: none"> 1. Ward Councillors have been e-mailed advising them of the draft proposals. 2. Parish Council and Town Council Clerks have been e-mailed advising them of the draft proposals and this information has been passed on to parish and town Councillors. 3. Letters were written to all relevant property owners/occupiers 4. A 6 week consultation period ran from 28/6/19 to 11/8/19 5. Full details of the consultation process are contained in points 3.12
Financial Implications	<ol style="list-style-type: none"> 1. The cost of production of the documents and consultation exercises will be met from existing budgets. 2. The designations will not increase the number of planning applications received so will not generate extra work for the Development Management Team.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. These proposals support the aims of the District Council's Strategic Plan 2016 -20 to be a clean, green and welcoming place to live and specifically to maintain and enhance our heritage.
Equality, Diversity and Human Rights Implications	<ol style="list-style-type: none"> 1. In maintaining and expanding the Council's List of Buildings of Local Architectural and Historic Interest 'Local List', the Council is seeking to preserve and enhance locally important heritage assets within the District for all future generations.
Crime & Safety Issues	<ol style="list-style-type: none"> 1. The recommendations will have no discernible impact on our duty to prevent crime and disorder within the District (Section 17 of the Crime and Disorder Act, 1988).
GDPR/Privacy Impact Assessment	<ol style="list-style-type: none"> 1. No formal assessment has been undertaken but there are no expected impacts on privacy or data security issues.

	Risk Description	How We Manage It	Severity of Risk (RYG)
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A	Planning decisions relating to properties or structures on the Council's List of Buildings of Local Architectural and Historic Interest 'Local List' may not stand up to testing at appeal	By means of thorough consultation, based on best practice with robust processes, we can minimise the risk of challenge.	Yellow
B			

Background documents

- Appendix B Proposed amendments to the Council's List of Buildings of Local Architectural and Historic Interest 'Local List'

Relevant web links

'Local Heritage Listing: Historic England Advice Note 7' <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag018-local-heritage-listing/>

Heritage and The Economy 2018, Historic England <https://historicengland.org.uk/content/heritage-counts/pub/2018/heritage-and-the-economy-2018/>

The heritage sector in England and its impact on the economy, A report for Historic England, <https://historicengland.org.uk/content/docs/research/heritage-sector-england-impact-on-economy-2018/>

Appendix A

Consultation representations and responses

Comment Ref	Consultee	Property	Comments	Response
LL1	Name (local resident) 3/7/19 By telephone	Keepers Lodge, 163 Woodhouses Road	Unhappy about the proposals and was worried that the proposed listing would affect the value of the property. Concerns were to be put in an e-mail by the resident (not received).	These comments are noted. No amendments are proposed.
LL2	Name (local resident) 8/7/19 By telephone	Springhill Methodist Church, Walsall Road, Muckley Corner	Positive comments received via telephone call and supported by an e-mail sent on 8/7/19.	These comments are noted and welcomed. No amendments are proposed.
LL3	Name (local resident) 8/7/19 By e-mail	6 Highfields, Burntwood	Positive response to the proposed addition of the property to the list. Additional information on the history of the property and its former residents provided by the current property owner. The owner requested that the property is listed as "Highfield House" and not 6 Highfield.	These comments are noted and welcomed. The name of the property will be amended to read "Highfield House" on the final list.
LL4	Name (local resident)	Spinney Squash Club, Spinney Lane, Burntwood	Letter of objection received in regard to the proposals; "We do not believe the building referred to would contribute to the street scene as the interior does not have any of the original features of the church. The	These comments are noted and accepted. The building will be removed from the list of proposed buildings.

	8/7/19 By post		rear of the building has been extended to accommodate the current use as a squash club and was not designed sympathetically or in keeping with the original design. The windows referred to have not been maintained and are in poor condition and would cost a considerable amount to reinstate. The planning department some years ago outlined in the Local Plan the church, adjacent buildings, butchers shop, slaughter house and rear car park for future residential development. Why would the council now wish to preserve a building that you have in the future proposed to demolish to make way for future housing development?"	
LL5	Name (local resident) 15/7/19 By post	6 The Old Schoolhouse, Scholars Gate, Burntwood	Letter of support received; "We have no objection to our property – 6 The Old Schoolhouse, Scholars Gate, Burntwood, being included on the List of Buildings of Local Architectural and Historic Interest. It should be noted that this, the former Burntwood Primary School, is now 10 privately owned residential properties and the general public will have no rights to walk around the property or its gardens; or drive or walk into the driveway."	These comments are noted and welcomed. No amendments proposed.
LL6	Name (local resident) 15/7/19 By telephone	The Boat Inn PH, Walsall Road, Muckley Corner	Questions asked about what impact the proposals would have on potential future development. Further information requested. Official comments to be e-mailed (not received).	Additional guidance and information e-mailed to the owners by the Conservation Team. No comments received. No amendments proposed.
LL7	Name	8 Church Street, Chasetown	Letter of support received;	These comments are noted and welcomed. No amendments are proposed.

	(local resident) 22/7/19 By post		“In response to your communication of 28 th June re – proposed list of interesting properties, I am in full agreement being the tenant of one of the cottages. It already has a blue plaque erected by the Heritage Group in Burntwood. It is a pity that being the very first buildings in Chasetown they do not have sufficient merit to warrant the status of Grade 2 listed.”	
LL8	Name (local resident) 1/8/19 By e-mail	Gartmore Riding School, Hall Lane, Hammerwich	Request to clarify that the proposed local listing would only apply to the principal dwelling (Gartmore House) and not impact upon the outbuildings and business.	Confirmation e-mail sent regarding the proposed local listing (2/8/19). The proposed listing will only relate to the house and not the outbuildings. Local listing does not provide for curtilage listing as per national designation. Entry on list to be amended to read “Gartmore House” and not “Gartmore Riding School”.
LL9	Name (local resident) 8/8/19 By e-mail	5 Upfield Cottages, Burntwood	Letter of objection received; “We are not in agreement with the proposed listing made by others. Considering the fact that each cottage has been significantly altered & modernised from its original format, it would not seem appropriate to do so. The properties are accessible by a private unadopted single road with no parking, restricting access & would therefore not be suitable for any additional interest this listing may cause. We are unsure why this listing has been proposed & by who and what is to be gained by it.”	These comments are noted and accepted. As the properties were included for group value, the amendment cannot just apply to No. 5. Therefore the buildings (1-8 Upfield Cottages) will be removed from the list of proposed buildings.
LL10	Name (local resident) 8/8/19 By e-mail	6 Upfield Cottages, Burntwood	Letter of objection received; “The property has been considerably extended and altered (modernised) from the original state of Circa 1914. They are all different and have therefore lost some of their inherent quality as (we understand) Dr’s cottage that were part of St Matthews Hospital (now a housing estate). They lie along a private, unadopted	These comments are noted and accepted. As the properties were included for group value, the amendment cannot just apply to No. 6. Therefore the buildings (1-8 Upfield Cottages) will be removed from the list of proposed buildings.

			<p>single road – with restricted access (certain deliveries and refuse collections are made at the end of the lane and not from individual cottages) and we have concerns that placing the properties on ‘a list’ would generate more traffic that we could not cope with. There is no parking for ‘tourists’ along the lane. The only reason we would consider a listing worthwhile would be if it protected the site and surrounding area from any modern development. As we understand from your communication, this specific listing would not give that protection. In fact there would be nothing to be gained. We have not asked for this listing- and do not know who has requested the listing. We would certainly not be in favour of this action.”</p>	
LL11	<p>Name</p> <p>(local resident)</p> <p>9/8/19</p> <p>By e-mail</p>	The Junction Inn PH, Chasetown	<p>Letter of support for the proposal;</p> <p>“We fully endorse and support the offer to the Junction Pub WS7 4QQ from LDC.”</p>	These comments are noted and welcomed. No amendments are proposed.

Appendix B

Schedule of proposed amendments

See separate file

Appendix C

Buildings to be removed from the Local List

Address	Alrewas War Memorial
Reason(s) for removal from the local list	This structure was listed at Grade II on the 21/09/2015
Description	Alrewas War Memorial, funded by public subscription, was dedicated on 16 January 1921. Following the end of the Second World War inscriptions were added to commemorate local servicemen who died in that conflict. The grey granite memorial takes the form of a plain Latin cross rising from the shallow cornice of a square, tapering, plinth. The plinth stands on a square, three-stepped, base, the bottom step of which is concrete.
Recommendation	Remove from the LDC local list

Address	Kings Bromley War Memorial
Reason(s) for removal from the local list	This structure was listed at Grade II on the 30/7/2002
Description	War memorial. Dedicated April 1922. Design by Messrs Bridgeman and Sons Sculptors. Cornish granite, mostly in a rough axed finish. Sandstone ashlar. Cross set on square base with inscription panels and stepped plinth. This memorial is prominently situated in the centre of Kings Bromley
Recommendation	Remove from the LDC local list

Address	Shenstone War Memorial
Reason(s) for removal from the local list	This structure was listed at Grade II on the 8/12/2014
Description	First World War memorial, erected c 1919, with Second World War additions. The memorial faces south-west and takes the form of a plain obelisk made of rock faced granite, standing upon a single step base of late-C20 block paving

	with sandstone kerb stones. The base supports a two-step plinth upon which stands a pedestal which tapers in square section to a moulded capstone.
Recommendation	Remove from the LDC local list

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Burntwood, Hammerwich & Wall

Local List Proposals

2019



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1. Introduction

This report has been prepared by the Conservation and Urban Design Team at Lichfield District Council to gain approval for the addition of buildings and structures onto Lichfield's register of buildings of special local interest.

It is intended that this will be the first report of a rolling programme of reports to be presented to the Council until all areas of the district have been reviewed.

1.1 Background to the Lichfield District Council Local List

Currently Lichfield District Councils Local List only covers buildings within some of the 22 designated Conservation Areas. These buildings were assessed at the time that the conservation area appraisals were carried out. However, there are numerous buildings and structures across the district which are locally important, and are currently not identified. Whilst the local listing does not offer the same level of protection as statutorily listed buildings, they do become a material consideration within planning decisions, allowing the opportunity for their local distinctiveness to be taken into consideration through the planning process.



The district has been divided into six areas, that will be assessed on a rolling program moving forward to ensure that as many locally important buildings as possible are incorporated into the final list. The current register of buildings of special local interest (local list) contains 484 entries. These will also be reassessed as part of the process.

A Local List is a list of heritage assets within the district considered by the public, and council, as having special local architectural, archaeological or historic interest, but that are not statutory listed. The heritage assets included in the Local List are considered to be of significance to the local community and to contribute to the environmental and cultural heritage of the district.

The term 'Heritage Asset' is described in the [National Planning Policy Framework \(NPPF\)](#) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest'. Heritage assets include designated heritage assets and assets identified by the local planning authority (including Local Listing).

The Local List:

- provides clear, comprehensive and current information about non-designated heritage assets that exist within Lichfield District
- helps to develop a better understanding of what local communities consider to be important in their local historic environments
- celebrates the rich variety of features that give Lichfield District its unique qualities

1.2 Criteria for the Selection of Locally Important Buildings

A wide range of building, structures or areas can be considered for local listing. As well as the traditional house, pub or shop structures such as bridges, telephone kiosks, walls, parks, landscapes, war memorials, statues can be included. [See Appendix A]

2.0 Burntwood

Despite the rich history of Burntwood, there are only 15 listed buildings within the parish. Section 11 of the Burntwood Neighbourhood Development Plan sets out a policy aimed at protecting locally important non-designated heritage assets.

Policy B8

Conserving and Enhancing Local, Non-Designated Heritage Assets

- Development proposals should identify and assess any potential impact on local, non-designated heritage assets.
- Development proposals will be supported when they conserve and enhance local, non-designated heritage assets.
- Development that would result in the loss of, or have a significant adverse impact on local, non-designated heritage assets will only be supported in the following circumstances;
 - a) where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively, and with careful regard to the heritage asset's historical and architectural value and pay appropriate regard to the asset's setting; or
 - b) where a development proposal would result in the loss of, or substantial harm to a locally non-designated heritage asset, such development will only be supported when public benefit of the proposed development outweighs the loss or harm to the asset and its setting. Where development is permitted, this may be conditioned in such a way as to ensure the proposed development takes place after the loss, or harm, has occurred; and that appropriate recording of the heritage takes place prior to any loss or harm.

2.1 Proposed Burntwood Local List

The following list of buildings and structures has been compiled from information submitted by Burntwood Town Council, along with other properties subsequently identified from mapping. The list of suggested buildings was submitted in the summer of 2017 and the parish was surveyed during 2018.

The below list is broken down by ward boundary.

2.1.1 Highfield

Address	Former Sunday School, Coulter Lane
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene (?)
Description	Currently derelict. The original school was built by Miss Elizabeth Ball and dates to 1769. The school closed in 1898 and was conveyed for use as an Anglican Sunday School. The present building was built in 1904 (an appeal having been launched in 1888 to build a new larger room). The buildings remained in use as a Sunday School until c. 1965.
Recommendation	Include on the LDC local list

Address	1 – 4 Peggs Row, Coulter Lane, Burntwood
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene, and forming part of a group with other properties. Historical interest – association with the County Asylum (St. Matthews Hospital)
Description	Built in 1889 as row of nurses housing for St. Matthews Hospital (information provided by local resident). Sandstone construction. Rendered to front elevation. Exposed stonework in gable wall and rear elevation.
Recommendation	Include on the LDC local list

Address	Church View, Farewell Lane, Burntwood, WS7 9DP
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene, and forming part of a group with other properties.
Description	Large detached late Victorian red brick property. Formerly dwelling and shop. Retains old shop front facing towards Coulter Lane.

Recommendation	Include on the LDC local list
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Address	99 – 113 Farewell Lane (odds), Burntwood (Fairfield Cottages)
Reason(s) for inclusion in local list	<p>Group value – positive contribution to the street scene and the local area. Positive contribution to the setting of the Grade 2 listed Christ Church.</p> <p>Historical interest – association with the County Asylum (St. Matthews Hospital)</p>
Description	Four pairs of semi-detached Edwardian properties, dated 1903 (plaques on 99 and 113 Farewell Lane. Also built as staff accommodation for St. Matthews Hospital. Red brick construction. Steeply pitched central roof and lower projecting ranges to the sides which are finished with half hipped roofs. Relatively good preservation of original features, which adds to the quality of the properties.
Recommendation	Include on the LDC local list

Address	22 Coulter Lane, Burntwood, WS7 9DX
Reason(s) for inclusion in local list	<p>Group value – positive contribution to the street scene, and forming part of a group with other properties.</p> <p>Historical interest – association with the County Asylum (St. Matthews Hospital)</p>

Description	Large detached property associated with St. Matthews Hospital (County Asylum). Dated 1883. Built as the infectious diseases hospital, and as such is located a distance from the original hospital buildings. Immediately adjacent to the hospital cemetery, and site of the original chapel. Red brick construction. Retains numerous features externally, and may retain some earlier features internally.
Recommendation	Include on the LDC local list

Address	Nelson Inn, Padbury Lane, Cresswell Green, WS7 9HL
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Landmark interest – well-known local landmark. Has been a public house since at least 1824.
Description	Large red brick property. Early 19 th Century. Central element of two storeys plus attic with dormers. Stacks to ends of main portion of building. Associated outbuildings and more modern extensions. There has been a pub called the Nelson on this site since at least 1824.
Recommendation	Include on the LDC local list

Address	Keepers Lodge, 163 Woodhouses Road, Burntwood, WS7 9EJ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Late Victorian property, built between 1882 and 1901 based upon map evidence, replacing a row of cottages. The property has been extended since 2002 in a matching style. All fenestration is modern.
Recommendation	Include on the LDC local list

Address	Busy Bees Nursery Ltd., Shaftsbury Drive, Burntwood, WS7 9QP
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Landmark interest – well-known local landmark. Historical interest – association with the County Asylum (St. Matthews Hospital)

Description	Former chapel of St. Matthews Hospital (County Lunatic Asylum). Opened in 1900 replacing an earlier chapel within the asylum. Red brick with stone dressings. Early English style with plate tracery windows to the nave. Nave of six bays. No tower, large porch to the west end. Bell-cote over the junction of nave and chancel. Lower chancel with windows set higher up. Three tall equal height lancet windows to the east end of the chancel. Five light west window. Modern rooflights inserted into nave and chancel roofs. The building has been a children's nurse's home since 2003.
Recommendation	Include on the LDC local list

Address	White Swan Inn, 2 Cannock Road, Burntwood, WS7 9EE
Reason(s) for inclusion in local list	Landmark interest – well-known local landmark. Group value – positive contribution to the street scene.
Description	19 th Century public house. Prominent corner location and local landmark. Original entrance at the corner has been replaced with a door facing onto Rugeley Road. Some of the ground floor fenestration has been replaced with uPVC. Six over six light sliding sashes to the first floor. Brick construction with painted stucco in imitation of stonework.
Recommendation	Include on the LDC local list

Address	Burntwood Memorial Institute obelisk, Rugeley Road, Burntwood, WS7 9BE
Reason(s) for inclusion in local list	Historical interest – association with the conflicts of the 20 th Century, and the men of Burntwood who gave their lives during these conflicts.
Description	Modern short granite obelisk inscribed with a cross, post 2002 based upon map evidence. Base bearing inscriptions on three

	faces to the men of Burntwood who gave their lives in the Great War, World War II and since World War II. The memorial bears 38 names from the Great War 1914-19, 14 names from World War II and 4 names from conflicts post 1945. Set up by the Burntwood Memorial Community Association.
Recommendation	Include on the LDC local list

Address	15 Rake Hill, Burntwood, WS7 9DQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Small thatched timber framed cottage. Recorded on the 1882 Ordnance Survey map as a Smithy. Original timber framing exposed to the front elevation. The building was heavily re-modelled during the 20 th Century. The timber framed front gable is entirely 20 th Century in date (probably dating to the 1920s or 1930s based upon map evidence). 20 th Century extensions to sides and rear of the property. Dormer windows to upper floor, all potentially of early to mid-20 th Century date.
Recommendation	Include on the LDC local list

Address	Prince's Park, Farewell Lane, Burntwood, WS7 9DP
Reason(s) for inclusion in local list	Landmark interest – well-known local landmark. Group value – positive contribution to the street scene.
Description	Prince's Park is featured in the Guinness Book of Records for being the smallest park in the United Kingdom. It was created to commemorate the marriage of Albert Edward, Prince of Wales, and Princess Alexandra of Denmark in 1863. There are three trees within its grounds named Faith, Hope and Charity.
Recommendation	Include on the LDC local list

Address	Nags Head Inn, Rugeley Road, Burntwood, WS7 9HA
Reason(s) for inclusion in local list	Landmark interest – well-known local landmark.
Description	Substantial country public house. Located on the rural fringe of Burntwood. The core of the building is pre-1882, and is recorded as the Nag's Head on the first edition Ordnance

	Survey mapping. Large mid-20 th Century extensions (pre-1963) and further large extensions in the 1970s or 1980s.
Recommendation	Include on the LDC local list

Address	40 Rugeley Road, Burntwood, WS7 9BE
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Large Victorian property dating to pre-1882 based upon map evidence. The detailing, age and location suggest that it was built as accommodation associated with the adjacent school. Sympathetically designed modern rear extensions. Wing projecting towards Rugeley Road with half hip and ornamental terracotta finial. Two over two light timber sliding sashes to ground and first floors. The property retains its original curved cast iron railings and gate to both Church Road and Rugeley Road elevations.
Recommendation	Include on the LDC local list

Address	Front range of Former County Asylum (St. Matthews Hospital), Nightingale Walk, WS7 9QR
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Historical interest – surviving element of the former County Asylum (St. Matthews Hospital). Work of noted Victorian architect.

Description	The surviving administration block of the former County Asylum (St. Matthews Hospital), now residential accommodation. The asylum was built in the 1860s to the designs of Scottish architect, William Lambie Moffat, and opened on 20 th December 1864. Polychromatic brickwork in the Rundbogenstil style. Ornatly detailed with central clock tower with clocks fitted post 1921. The hospital remained in use up until April 1995. Following the closure, the majority of the buildings on the site were demolished leaving the administration block, lodge cottage and chapel standing. All fenestration has been replaced with modern uPVC units in original openings.
Recommendation	Include on the LDC local list

Address	The Old School House, Scholars Gate, Burntwood, WS7 9EE
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Former School, now 10 residences. Red brick Victorian building dating to pre 1882-84. Additions of between 1884-1901. Flemish bond brickwork to original part of building. Later Victorian additions in English bond brickwork. Hexagonal crested ridge tiles. All fenestration modern within original openings.
Recommendation	Include on the LDC local list

Address	Guide post at junction of St. Matthews Road and Woodhouses Road (SK 0798 0942)
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Early 20 th Century guide post (fingerpost) located at the junction of St. Matthews Road and Woodhouses Road, Burntwood. Cast Iron pole and two directional arms (the third arm presumably removed), top surmounted by a ball finial.

	Black and white striped livery as set out in the 1933 traffic sign regulations. Dates to between 1924 and 1938 based upon map evidence. Probably of post 1933 date.
Recommendation	Include on the LDC local list

2.1.2 Summerfield and All Saints

Address	The Star, Lichfield Road, Burntwood, WS7 0HJ
Reason(s) for inclusion in local list	Landmark interest – well-known local landmark. Group value – positive contribution to the street scene.
Description	Public House. Original building recorded as the Star Inn on 1882-84 first edition map. Front range rebuilt 1902 – 1919. Double gable façade facing towards road junction. Red brick laid in Flemish bond. Ornate string course to base of first floor windows. Semi-circular pediment bearing star logo between the two gables. Timber framed gables and ornate barge-boards. Tiled roofs with decorative ridge tiles. Central brick built porch and [later] metal framed veranda. Original early 20 th Century fenestration.
Recommendation	Include on the LDC local list

Address	Highfield House , Burntwood, WS7 9DB
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Formerly Highfield House <i>(is this the Highfield House associated with the Marquis of Anglesey, as there was formerly a property called Highfield House on Highfields Road, Chasetown, since demolished).</i>
Recommendation	Include on the LDC local list

Address	Apple Tree Cottage, 1 Highfields, WS7 9DB
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Built between 1884 and 1901 based upon map evidence.
Recommendation	Include on the LDC local list

Address	Guide post at junction of Hospital Road and Norton Lane (SK 0594 0849)
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Early 20 th Century guide post (fingerpost) located at the junction of Hospital Road and Norton Lane, Burntwood. Cast Iron pole and three directional arms, top surmounted by a ball finial. Black and white striped livery as set out in the 1933 traffic sign regulations. Dates to between 1924 and 1938 based upon map evidence. Probably of post 1933 date.
Recommendation	Include on the LDC local list

2.1.3 Chasetown

Address	The Junction Inn, 1 Queen Street, Chasetown, WS7 4QQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Forms part of a group with the Memorial Park, War Memorial, Arthur Sopwith Memorial Lychgate and Old Mining College. Landmark interest – local landmark.
Description	Public House, and appears as such on the 1882-84 Ordnance Survey first edition. 19 th Century painted brick building at junction of High Street and Queen Street. Some original features retained in the frontages, especially window heads. All windows replaced with uPVC top opening casements prior to June 2009.
Recommendation	Include on the LDC local list

Address	The Old Mining College, Queen Street, Chasetown, WS7 4QH
Reason(s) for inclusion in local list	Landmark interest – well-known local landmark. Historical Interest – Locally important building with strong links to mining industry key to the development of Burntwood and Chasetown.

	Group value – positive contribution to the street scene. Forms part of a group with the adjoining Memorial Park, War Memorial, Arthur Sopwith Memorial Lychgate and Junction Inn.
Description	Former mining college, now council offices. Early 20 th Century, dated 1912 above main entrance. Substantial two storey red brick building. English bond brickwork. Imitation quoins in brick. Asymmetrical façade with stone bands and detailing to “central” principal entrance. Three sashes and gable above entrance. Ten large double four over four sliding sashes to front façade. Two tall red brick stacks. Later single storey offices to rear of building not visible within the street scene.
Recommendation	Include on the LDC local list

Address	Chasetown War Memorial, Chasetown Memorial Park
Reason(s) for inclusion in local list	Historical Interest – Locally important War Memorial (both Great War 1914-18 and Second World War 1939-45). Group value – positive contribution to the street scene.
Description	The memorial to the men of Chasetown is inscribed with 34 names from the Great War and 22 names from the Second World War. Tall white stone cross on plinth with inscription plates. Top section of memorial in the form of an Anglo-Saxon wheel headed cross (as at Hopwas).
Recommendation	Include on the LDC local list

Address	Uxbridge Arms, 2 Church Street, Chasetown, WS7 3QL
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Landmark interest – local landmark.
Description	Public House (and recorded as such on 1882-84 first edition mapping). Painted rendered façade. Much altered fenestration. Shallow pitched 20 th Century concrete pan-tile roof.
Recommendation	Include on the LDC local list

Address	4 – 22 (evens) Church Street, Chasetown
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene and setting of Grade 2* listed church.
Description	Row of ten properties on the north side of Church Street. All pre-date 1882-84 (based upon map evidence). Red brick with

	tilled roofs. Despite loss of original fenestration and doors in many cases, still form a positive contribution to the street scene and setting of St. Anne's Church (Grade 2*).
Recommendation	Include on the LDC local list

Address	Arthur Sopwith Memorial Lych Gates, wall and railings Chasetown Memorial Park
Reason(s) for inclusion in local list	Historical Interest – Locally important memorial with links to both the Great War and the mining industry Landmark interest – well-known local landmark.
Description	Chasetown Memorial Park was opened in 1923 as a war memorial, and contains the Chasetown war memorial (also proposed for inclusion on the local list). The Lychgate was erected by miners in memory of the general manager of the Cannock Chase Colliery from 1873 to 1918, Arthur Sopwith. Timber framed Lychgate with cruciform slate covered roof. The low walls and original early 20 th Century railings facing towards High Street and Queen Street.
Recommendation	Include on the LDC local list

2.1.4 Chase Terrace

Address	Chase Terrace Methodist Church, Princess Street, Burntwood, WS7 1JH
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Small Methodist Church dated 1870. Rundbogenstil style with polychromatic brick arches above the windows. Short chancel. Modern porch to Princess Street elevation and extension to north side of building.
Recommendation	Include on the LDC local list

Address	Victoria Inn, 158 Ironstone Road, Burntwood, WS7 1LY
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	First referred to as "Victoria (P.H.)" on 1901-3 map. The building appears to have been rebuilt at around the same time. Late 19 th

	Century public house. Surviving High Street road name plate on corner of building. Corner building with principal façade facing onto Ironstone Road. Rendered finish, with detailed eaves brickwork.
Recommendation	Include on the LDC local list

Address	21 Princess Street, Burntwood, WS7 1JW
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Princess Cottage 1893
Recommendation	Include on the LDC local list

2.1.5 Boney Hay and Central

Address	K6 Telephone Kiosk, Ogley Hay Road, Burntwood, WS7 2HU
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	No longer in use. K6 telephone kiosk dating to between 1936 and 1953, bearing the Tudor Crown which was in use during the reign of George VI. Designed by Sir Giles Gilbert Scott.
Recommendation	Include on the LDC local list

Address	Chase Terrace Primary School, Rugeley Road, Chase Terrace, Burntwood, WS7 1AH.
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Built between 1901 and 1917 based upon map evidence. Edwardian school. Symmetrical façade fronting onto Rugeley Road, with small central lead covered cupola. Originally two separate buildings. Numerous 20 th Century alterations and extensions merging the two buildings. All fenestration replaced with uPVC units in original openings.

Recommendation	Include on the LDC local list
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Burntwood Wards	Number
Highfield	17
Chasetown	6
Summerfield and All Saints	4
Chase Terrace	3
Boney Hay and Central	2
Total	32

3.0 Hammerwich

Whilst there are only seven listed buildings and structures within Hammerwich Parish, there are numerous buildings which are of local importance. It is proposed to add thirteen buildings or structures onto the local list.

Address	Chase Lodge, 1 Highfields Road, Chasetown, Burntwood, WS7 4QR
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Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Substantial Victorian property. Pre-1882 based upon map evidence. All fenestration replaced, largely in original openings. Positive contribution to the street scene.
Recommendation	Include on the LDC local list

Address	The Old Rectory, Church Lane, Hammerwich, WS7 0JS
Reason(s) for inclusion in local list	Group value – positive contribution to setting of, and historical associations with the Grade 2 listed Parish Church of St. John the Baptist.
Description	Substantial pre 1882 property (based upon map evidence). Set in secluded location close to the Parish Church. The core of the building probably dates to the 18 th Century. There are substantial 19 th Century alterations and extensions to the building. Complex arrangement of gabled extensions.
Recommendation	Include on the LDC local list

Address	The Old Vicarage, Hall Lane, Hammerwich, WS7 0JT
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Built as the Rectory for St. John the Baptist's church between 1882 and 1901 based upon map evidence. Red brick with sash windows. Large 3 over 3 stone mullioned window to west elevation. Late Victorian into Edwardian style.
Recommendation	Include on the LDC local list

Address	Hammerwich Hall Farmhouse, Hall Lane, Hammerwich, WS7 0JU
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Early 19 th Century section of large former manor house. The earlier section of the property was demolished in c.1960 and rebuilt as a separate dwelling. Part of manorial site dating back to the 15 th Century when it was the home of the Stanley family.

Recommendation	Include on the LDC local list
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Address	Barns and workshops associated with Hammerwich Hall Farmhouse
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Timber framed barns associated with the adjacent manorial complex. Recorded on the Staffordshire Historic Environment Record (HER) (MST 1660).
Recommendation	Include on the LDC local list

Address	Railway Footbridge adjacent to Old Station House, Hammerwich
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Mid-20 th Century railway pedestrian footbridge. Part of the former Hammerwich Station. The bridge is pre 1963 based upon map evidence. The footbridge crosses the now moth-balled railway, which forms part of the South Staffordshire Railway, which opened in 1849 and closed in 1965. The line was still used for freight up until 2001.
Recommendation	Include on the LDC local list

Address	The Boat Inn, Walsall Road, Muckley Corner, Lichfield, WS14 0BU
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Landmark interest – well-known local landmark.
Description	Former canal side public house now facing onto A461, Walsall Road. The core of the building appears to date to the early 19 th Century. Substantial later alterations and extensions. Adjacent

	to the line of the former Wyrley and Essington Canal, which was constructed between 1792 and 1797.
Recommendation	Include on the LDC local list

Address	Springhill Methodist Church, Walsall Road, Muckley Corner, Lichfield, WS14 0BX
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Small Primitive Methodist Chapel built in 1844. Red brick. Gabled south front originally had central doorway between two round arched metal framed windows. The main entrance has been re-sited to the west elevation.
Recommendation	Include on the LDC local list

Address	Pipe Hill Waterworks, Walsall Road, Pipe Hill, Lichfield
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Landmark interest – well-known local landmark.
Description	Early 20 th Century South Staffordshire Water Works pumping station. Date stone inscribed “SSWW 1907”. Large red brick Jacobean style building. Stone mullioned windows. Four centred Gothic doorway and steps to the centre of the South-East elevation.
Recommendation	Include on the LDC local list

Address	GartmoreHouse , Hall Lane, Hammerwich, WS7 0JT
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Substantial brick built late Victorian dwelling, dating to between 1882 and 1901 based upon map evidence.
Recommendation	Include on the LDC local list

Address	107 Burntwood Road, Hammerwich, WS7 0JL
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	One of two gate lodges belonging to Hammerwich House (now Hammerwich Hall care home). The other lodge (103 Burntwood Road) still remains, but has been more significantly altered and extended. The core of the building is 18 th Century and is

	presumably contemporary with the rebuilding of Hammerwich House between 1781 and 1787 by Henry Webb. Small square plan single storey lodge building. Tall central stack. Slate roof and render. 20 th Century extensions to rear. All fenestration replaced with uPVC.
Recommendation	Include on the LDC local list

Address	Elias Ashmole Club and Institute, Meerash Lane, Hammerwich, WS7 0LF
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Built in 1911 in memory of a local farmer who was church warden for 34 years and died in 1899. Much of the cost was met by his son-in-law, Sir Richard Cooper, Bt. The site was provided by F. Villiers Forster and Sir Charles Forster. Extensions and alterations of 1972.
Recommendation	Include on the LDC local list

Address	Guidepost at junction of Hammerwich Lane, Station Road, Lions Den and Hall Lane (SK 0747 0706)
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Early 20 th Century guide post (fingerpost) located at the junction of Hammerwich Lane, Station Road, Lions Den and Hall Lane, Hammerwich. Cast Iron pole and two directional arms (the third “Muckley Corner” lost between 2012 and 2016), top surmounted by a ball finial. Black and white striped livery as set out in the 1933 traffic sign regulations. Dates to post 1924 based upon map evidence. Probably of post 1933 date.
Recommendation	Include on the LDC local list

4.0 Wall

Seven buildings or structures have already been added to the local list as part of the Wall Conservation Area Appraisal and Management Plan, and all are within the boundary of the conservation area. These are;

Road	
The Butts	K6 Telephone Kiosk
Green Lane	Pear Tree Cottage

Market Lane	School House Littlefield House
Watling Street	The Trooper Inn The Seven Stars, 12 Watling Street Wall Village Hall

Public consultation on the inclusion of these properties took place as part of the Wall Conservation Area Appraisal and Management Plan consultation process. This consultation was carried out for a six week period between 30th April and 11th June 2018. It is now proposed to add eight further buildings or structures within the parish onto the local list. These are;

Address	Aldershawe Hall, Claypit Lane, Lichfield, WS14 0AQ
Reason(s) for inclusion in local list	<p>Age and Rarity – the building is a good example of a late Victorian Arts & Crafts style country house.</p> <p>Aesthetic Interest – the building is the work of a noted local architect.</p> <p>Group value – positive contribution to the street scene.</p>
Description	<p>The property is a substantial Arts & Crafts style Victorian building of c.1895 on an earlier site, described in 1899 (in ‘Mansions and Country Seats of Staffordshire’) as;</p> <p>“The building is constructed of local bricks of a light red colour, with terra cotta dressings. The gables are all half-timbered in solid oak, with the intervening spaces plastered and finished creamy white. The roofs are covered with local brown tiles. The general aspect of the house is of a light and graceful character, and the various apartments are suitably arranged with an eye to comfort and convenience. The house was designed by the late Mr. Samuel Loxton, and has since been carried out by his successors, Messrs. J. H. Hickton and H. E. Farmer, architects, of Walsall.”</p> <p>The house was built for Captain Harrison J.P., DL. For the County of Stafford and High Sherriff of the County.</p>
Recommendation	Include on the LDC local list

Address	Guidepost at junction of Ashcroft Lane and Raikes Lane, Chesterfield (SK 1010 0573).
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Early 20 th Century guide post (fingerpost) located at the junction of Ashcroft Lane and Raikes Lane, Chesterfield. Cast

	Iron pole and two directional arms, top surmounted by a ball finial. Black and white striped livery as set out in the 1933 traffic sign regulations. Dates to post 1924 based upon map evidence. Probably of post 1933 date.
Recommendation	Include on the LDC local list

Address	The Cottage, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Residential property of probable late 18 th Century date at the junction of Ashcroft Lane and Raikes Lane. Painted brickwork. Dentiled eaves details. All fenestration is modern. The property positively contributes to the street scene, and forms part of a group with Woodleigh, Carisbrooke and Grange Farm Barns at the focal point of the settlement.
Recommendation	Include on LDC local list

Address	Carisbrooke & Woodleigh, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Imposing mid-Victorian semi-detached properties c. 1860s in style. Striped brickwork of red and buff bands. Gothic details. The style is more typical of Victorian urban areas, and is an unusual addition to a rural area. All fenestration has been replaced, but within the original openings. The properties form a group with surrounding buildings at the focal point of the hamlet. The scale of the building means that it acts as a prominent local landmark, significantly adding to the character of the area.
Recommendation	Include both properties on LDC local list

Address	Cote House Farm, Ashcroft Lane, Chesterfield, WS14 0EQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Red brick farmhouse with prominent chimneys. Diaper work within the brickwork. Probable mid-19 th Century date. All

	fenestration has been replaced in original openings. Prominent location at the entrance to the hamlet. The property provides a positive contribution to the street scene, and forms a group with the adjacent Chesterfield Farm and barns.
Recommendation	Include on LDC local list

Address	Barns at Chesterfield Farmhouse, Ashcroft Lane, Chesterfield, WS14 0EH
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene.
Description	Brick built barns of 19 th Century date associated with Chesterfield Farmhouse. Pre-1882 in date based upon map evidence. Still in use with the farm and not converted. Prominent within the street scene, and positively contribute to the character of the area.
Recommendation	Include on LDC local list

Address	Chesterfield Grange, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
Reason(s) for inclusion in local list	Group value – positive contribution to the street scene. Age and Rarity – the building retains elements of the earlier farm complex as well as elements of early timber framing. The core of the building is of potentially 16 th Century date.
Description	Large detached house set back from the road. Rendered and painted exterior. Three asymmetrical gables to the front elevation and substantial stack. Whilst the building has been altered and modernised through the 20 th Century, the building still retains significant elements of timber framing. Some details would suggest a potential 16 th Century date for some of the structure. Evidence of original blocked doorway with a four-centred arch head still present in timber framing.
Recommendation	Include on LDC local list

Appendix A – Local List selection criteria

	Criteria	Description	Notes
1	Age and Rarity	a) Does it contain any significant features dating from before 1700?	The older an asset is and the fewer surviving examples of its type, the more likely it is to have local interest. Some selectivity will be required to

		<p>b) If 1700-1840, does it substantially retain its original design and architecture?</p> <p>c) If 1840-1919, is its design and architecture locally characteristic of the period?</p> <p>d) If 1919-1939, is its design and architecture of exceptional local interest and quality?</p> <p>e) If after 1939, is its design and architecture of outstanding local interest and quality?</p>	<p>include only the best examples from the Victorian and Edwardian periods. Assets dating from post 1910 will require even greater selectivity. Only high quality examples from the inter-war and post-war period will be selected. Assets less than 30 years old will not be considered eligible for inclusion. A building's architectural and historic interest may have been devalued via cumulative intervention and inappropriate repairs. The more intact and 'complete' a building is the greater likelihood it is to be considered for local listing.</p>
2	Aesthetic Interest	<p>a) Is it of innovative and distinctive design, architecture, or materials?</p> <p>b) Is it an exceptional instance of local design, architecture, or materials?</p> <p>c) Is it of exceptional local aesthetic merit?</p> <p>d) Was it built or designed by a nationally important architect, artist, or designer?</p> <p>e) Was it built or designed by a locally important architect, artist, or designer?</p>	<p>Heritage assets which are locally important for the interest of their architectural design, decoration, materials or craftsmanship. These include locally important examples of particular asset types, which demonstrate good design qualities, including form, proportions, attention to detail, innovation and articulation. The building or structure should be a well-executed example of a particular architectural style and contributes to local character. The appearance of an asset is an important consideration in the selection process. This includes assets which reflect local traditions of design, craftsmanship and materials. The asset may be highly decorative, or of plain form and detailing, but should have aesthetic appeal. Selection may consider the wider contribution of the building,</p>

			structure or group to the local townscape.
3	Group Value	<p>a) Does it contribute significantly to the character, ambience, or setting of a nationally or locally listed heritage asset?</p> <p>b) Does it contribute significantly to the townscape, landscape, street scene, or perspective of a nationally or locally listed heritage asset?</p> <p>c) Does it contribute to the character of a conservation area?</p> <p>d) Does it contribute to the local street or town scape?</p> <p>e) Does it indicate a boundary of historic significance?</p>	<p>Certain buildings or structures are part of a larger group of similarly designed buildings or structures, which together create a distinctive local environment. Examples include houses in a terrace, different buildings in an estate designed by the same architect which share common design features, a range of buildings in a similar architectural style, and buildings which use the same palette of locally distinctive materials.</p>
4	Historical Interest	<p>a) Is it associated with a person of national historic reputation?</p> <p>b) Is it associated with a person of local historic reputation?</p> <p>c) Had it a significant and distinctive role in local history, such as cultural, political, civic, educational, social, religious, economic, industrial, agricultural, transport, or military history?</p> <p>d) Had it a significant role in national history?</p> <p>e) Is it recognised as a national or local war memorial?</p> <p>f) Does it commemorate an event of particular national or local historical significance?</p>	<p>Heritage assets, which illustrate important aspects of Lichfield's social, economic, cultural, industrial, religious or military history. These include buildings and other structures, which have a close historical association with locally important people, families or events. These assets may be representative of a particular phase of Lichfield's history, including those with communal, spiritual, cultural or artistic importance.</p>
5	Designed Landscape Interest	<p>a) Does it retain some or all of its historic features, layouts, and planting?</p> <p>b) Does it possess special local significance for its recreational,</p>	

		<p>cultural, historic, or aesthetic value?</p> <p>c) Does it provide views of the surrounding townscape which are visually significant or satisfying?</p>	
6	Landmark Interest	<p>a) Is it a landmark asset in the area, due to its strong communal or historical associations or its striking aesthetic value?</p>	<p>Assets which, due to their scale or siting, stand out positively in their surroundings. They create visual interest and contribute to the local townscape due to their scale and location. Their position might be on a corner plot where they act as a focal point in the streetscene or on a site where they can be seen in longer views.</p>
7	Social and Communal Value		<p>Buildings or sites which have associations with local social or economic activities, events, traditions, practices or wider history. They are often perceived as a source of local identity, distinctiveness, social interaction or coherence. Such properties may be based on intangible aspects of heritage such as the 'collective memory' of a place. Examples include civic buildings, which are reflective of local pride and distinctiveness.</p>

Appendix B – List of proposed additions to the Lichfield District Local List

Burntwood

- Former Sunday School, Coulter Lane
- 1 – 4 Peggs Row, Coulter Lane, Burntwood
- Church View, Farewell Lane, Burntwood, WS7 9DP
- 99 – 113 Farewell Lane (odds), Burntwood (Fairfield Cottages)

- 22 Coulter Lane, Burntwood, WS7 9DX
- Nelson Inn, Padbury Lane, Cresswell Green, WS7 9HL
- Keepers Lodge, 163 Woodhouses Road, Burntwood, WS7 9EJ
- Busy Bees Nursery Ltd., Shaftsbury Drive, Burntwood, WS7 9QP
- White Swan Inn, 2 Cannock Road, Burntwood, WS7 9EE
- Burntwood Memorial Institute obelisk, Rugeley Road, Burntwood, WS7 9BE
- 15 Rake Hill, Burntwood, WS7 9DQ
- Prince's Park, Farewell Lane, Burntwood, WS7 9DP
- Nags Head Inn, Rugeley Road, Burntwood, WS7 9HA
- 40 Rugeley Road, Burntwood, WS7 9BE
- Front range of Former County Asylum (St. Matthews Hospital), Nightingale Walk, WS7 9QR
- The Old School House, Scholars Gate
- Guide post at junction of St. Matthews Road and Woodhouses Road (SK 0798 0942), Burntwood, WS7 9EE
- The Star, Lichfield Road, Burntwood, WS7 0HJ
- Highfield House, Burntwood, WS7 9DB
- Apple Tree Cottage, 1 Highfields, WS7 9DB
- Guide post at junction of Hospital Road and Norton Lane (SK 0594 0849)
- The Junction Inn, 1 Queen Street, Chasetown, WS7 4QQ
- The Old Mining College, Queen Street, Chasetown, WS7 4QH
- Chasetown War Memorial, Chasetown Memorial Park
- Uxbridge Arms, 2 Church Street, Chasetown, WS7 3QL
- 4 – 22 (evens) Church Street, Chasetown
- Arthur Sopwith Memorial Lych Gates, wall and railings Chasetown Memorial Park
- Chase Terrace Methodist Church Hall, Princess Street, Burntwood, WS7 1JH
- Victoria Inn, 158 Ironstone Road, Burntwood, WS7 1LY
- 21 Princess Street, Burntwood, WS7 1JW
- K6 Telephone Kiosk, Ogley Hay Road, Burntwood, WS7 2HU
- Chase Terrace Primary School, Rugeley Road, Chase Terrace, Burntwood, WS7 1AH

Hammerwich

- Chase Lodge, 1 Highfields Road, Chasetown, Burntwood, WS7 4QR
- The Old Rectory, Church Lane, Hammerwich, WS7 0JS
- The Old Vicarage, Hall Lane, Hammerwich, WS7 0JT
- Hammerwich Hall Farmhouse, Hall Lane, Hammerwich, WS7 0JU
- Barns and workshops associated with Hammerwich Hall Farmhouse
- Railway Footbridge adjacent to Old Station House, Hammerwich
- The Boat Inn, Walsall Road, Muckley Corner, Lichfield, WS14 0BU
- Springhill Methodist Church, Walsall Road, Muckley Corner, Lichfield, WS14 0BX
- Pipe Hill Waterworks, Walsall Road, Pipe Hill, Lichfield
- Gartmore House, Hall Lane, Hammerwich, WS7 0JT
- 107 Burntwood Road, Hammerwich, WS7 0JL
- Elias Ashmole Club and Institute, Meerash Lane, Hammerwich, WS7 0LF
- Guidepost at junction of Hammerwich Lane, Station Road, Lions Den and Hall Lane (SK 0747 0706)

Wall

- Aldershawe Hall, Claypit Lane, Lichfield, Staffordshire, WS14 0AQ

- Guidepost at junction of Ashcroft Lane and Raikes Lane, Chesterfield (SK 1010 0573)
- The Cottage, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
- Carisbrooke, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
- Woodleigh, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ
- Cote House Farm, Ashcroft Lane, Chesterfield, WS14 0EQ
- Barns at Chesterfield Farmhouse, Ashcroft Lane, Chesterfield, WS14 0EH
- Chesterfield Grange, Ashcroft Lane, Chesterfield, Lichfield, WS14 0EQ

Local Plan update

Report of the Cabinet Member for Investment, Economic Growth & Tourism

Councillor I. Eadie

Date: 18 September 2019

Contact Officer: Ashley Baldwin

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Local Ward Members All Members



**Economic Growth,
Environment and
Development (Overview
and Scrutiny)
Committee**

1. Executive Summary

- 1.1 The Council has now formally adopted the Local Plan Allocations. The legal challenge period has also closed. This means the Council now has a complete and up to date Local Plan.
- 1.2 Local Plan Review Preferred Options consultation is scheduled for November 2019.

2. Recommendations

- 2.1 That the Committee notes the progress associated with the Local Plan Review.
- 2.2 That the Committee notes the potential scale and distribution of growth identified within the report.
- 2.3 That the Committee notes the minutes of the Local Plan sub group meetings (**Appendix A**).
- 2.4 That the Committee recommends to Cabinet the consultation proposals identified at paragraph 3.15 of this report.

3. Background

Local Plan Allocations (ADPD)

- 3.1 Members have received regular updates on the progress of the Local Plan Allocations. This report does not seek to repeat the history provided to previous Committee meetings but would refer members to those reports accessible via Modgov.
- 3.2 Full Council adopted the Local Plan Allocations on the 16th July 2019. This commenced a statutory legal challenge period. No legal challenges were received and this means the Council now have a complete and up to date Local Plan.

Local Plan Review

- 3.3 Members have similarly received regular updates on the progress of the Local Plan Review. Again, this report does not repeat the history provided to previous Committee meetings however as above would refer members to previous reports available via Modgov.

- 3.4 The next stage of the Local Plan Review is the Preferred Options consultation. This stage is a non-statutory stage which has been inserted into the Plan preparation timetable. Consultation on a Preferred Options enables the public and other interested parties the opportunity to comment on the emerging Plan at a point where if necessary there is still significant scope to alter proposed policies and plans. Following the planned consultation in November the Council will then progress to the 'Regulation 19 stage' which is a statutory stage. At this point the Council will be setting out the version of the Plan that it intends to submit to the Planning Inspectorate for Examination. Regulation 19 presents limited opportunity for significant changes, hence the value of having the November consultation.
- 3.5 At the time of writing the documentation for November consultation is still being drafted by officers in part also being informed by emerging evidence. **Appendix A** includes the minutes of local plan sub-committee meetings which identifies the evidence base that has been prepared to date and presented to local plan sub-committee. Further evidence will continue to be progressed and presented to the sub-committee ahead of the proposed consultation on the preferred options document. Minutes of these further sub-committee meetings will be reported to future meetings of the Economic Growth, Environment and Development Overview and Scrutiny committee.
- 3.6 The earlier consultation undertaken in January – March 2019 provides the direction for the forthcoming November consultation. The intention is to present a consultation that sets out the intentions of the Council, taking into account new and updated evidence. Ahead of the consultation the following evidence will have been completed:
- Authority Monitoring Report 2019;
 - Ecology assessment;
 - Employment Land Availability Assessment 2019;
 - Green Belt Review;
 - Gypsy and Traveller Accommodation Assessment;
 - Habitat Regulation Assessment;
 - Housing and Economic Development Needs Assessment;
 - Five year housing land supply paper 2019;
 - Playing Pitch Strategy – stage 1;
 - Site selection;
 - Strategic Housing Land Availability Assessment 2019;
 - Sustainability Appraisal; and
 - Urban Capacity assessment 2019.
- 3.7 Officers have been asked to consider a pro-growth plan and where possible minimise the impact on Green Belt. In recognition of this ambition officers have identified a potentially deliverable level of growth and how this could be distributed across the District across a proposed plan period of 2018-2040. The proposed plan period represents a slight change in that previously suggested in earlier Local Plan Review documents. It is suggested that changing the plan period to 2018-2040 provides the authority an opportunity to plan for growth and also aligns with the base date of a range of the evidence collected and noted at paragraph 3.6 of this report. Additionally this will start the plan period in the most recently completed financial year, a year in which the Council demonstrated a high record of delivery in terms of new homes and new employment delivery (see [Authority Monitoring Report 2019](#)).
- 3.8 Taking account of the above and the direction provided to officers in terms of considering a pro-growth plan which minimises the impact upon the Green Belt officers have identified a potentially deliverable level of growth for the District. A recommended housing requirement of approximately 11,780 new homes including a 4,500 contribution to the Greater Birmingham and Black Country Housing Market

Area shortfall, an annual requirement of approximately 536 dwellings per year. To assist with delivery of a pro-growth plan it is also suggested that an additional buffer of housing sites should be identified through the local plan review of around 20-25%. Emerging evidence suggests that alongside the suggested housing requirement approximately 670 hectares of land for employment uses will need to be provided. This is informed by the emerging evidence as well as the Local Plan previous consultation. **Members should note that this is based on emerging evidence and as such is subject to change. The level of growth identified does not represent a recommendation to Members at this point.**

- 3.9 The Local Plan Review: Scope, Issues and Options document (April 2018) and Local Plan Review: Preferred Options & Policy Directions (January 2019) set out a range of potential options for delivery across the district. The January 2019 document included a preferred settlement hierarchy, based upon evidence available at that point in time. This identified a broadly similar hierarchy to that set out within the currently adopted local plan. Officers are currently exploring a number of different settlement options to deliver the pro-growth approach noted above. These include options such as utilising the settlement hierarchy as a basis for distributing growth which would broadly follow the current local plan's approach or seeking to set a new direction for example growth of Lichfield (to the north) and growth of villages. It is acknowledged that simply utilising the existing approach may not be sustainable on a continual basis and that different approaches to growth may be required in the future. Through consideration of the evidence officers will set out the preferred options within the Local Plan Review: Preferred Options scheduled for consultation in November 2019. It should be noted that the Local Plan Review: Preferred Options and Policy Directions document suggested that growth outside of the Green Belt to the north of Lichfield should be explored as an option as part of the wider spatial strategy. Based upon current and emerging evidence, including the potential to deliver strategic infrastructure such as education facilities and improvements to then highways network, it is likely that such an option would be proposed as part of any settlement option which may be proposed.
- 3.10 With regards to potential employment land to meet the needs, identified through the emerging evidence as noted at paragraph 3.8 of this report, officers are currently considering a range of options to assist in delivering economic growth and ensure the Local Plan Review will look to positively allocate employment land. Evidence within the employment land availability assessment 2019, as noted at paragraph 3.8 of this report, suggests there are few potential options to deliver such growth, with the only options beyond the District's current employment area are located within the Green Belt around Fazeley and Bassetts Pole.
- 3.11 As stated at paragraph 3.7 of this report, officers have been asked to protect the Green Belt as part of local plan considerations. This aligns with national policy. However Members should note that the Plan must provide a mix of sites and to deliver growth it is likely to be necessary to consider some Green Belt release and/or identification of safeguarded land for future plan periods. Given the extent of green belt coverage in the district and spatial distribution of development and infrastructure it is not considered possible to deliver the pro-growth ambitions without impacting upon green belt. Any such impacts will be informed by evidence including the emerging Green Belt Review noted at paragraph 3.6 and required by the Local Plan Review Policy (Policy LPR: Local Plan Review) within the adopted Local Plan Allocations document.
- 3.12 The District has a track record of underperforming strategic sites in terms of their projected rate of delivery. Therefore possible new settlement options are unlikely to present delivery of growth in the short term. However in the longer term a new settlement option could lead to a more sustainable approach to delivering growth in the District. In addition there are other challenges associated with a new settlement which mean that the option should not be relied upon for the Review. Firstly there is a need to secure monies for significant infrastructure. There is evidence in neighbouring plans (North Warwickshire) and nationally (Colchester) where relates on national funding pots such as the Housing

Infrastructure Fund have caused problems in progressing Plans. This presents Authorities with a challenge in terms of demonstrating delivery.

3.13 It is too early to identify what specific sites will be proposed as part of the plan process. However taking forward the previous consultation the following are relevant considerations going forward:

- There is scope for Neighbourhood Plans to allocate sites in addition to those in the Local Plan;
- There is a need for the Council to meet the delivery test and therefore it is prudent to allocate strategic sites within the Review. Where a Neighbourhood Plan does not deal with any residual requirement for its area it is proposed that a second part plan be developed by the Council to ensure all numbers are identified. This would need to be driven by a policy within the emerging Review which provides the Parishes with a timetable for progressing with their plans. It is proposed a date be identified where the Council would step in and take forward these remaining allocations;
- There is a clear direction of travel associated with Lichfield city towards Curborough which emerged from the current Local Plan. This stems from the previous Local Plan consultation which identified the direction of travel. This is driven by the ability of the proposed allocation to deliver infrastructure such as a secondary school, but also by the wider context of Lichfield which is bounded by Green Belt in other directions. However it should be noted that there is still a need to verify the deliverability of the scheme, in particular in highways terms;
- There is a need to verify infrastructure needs for all sites and early dialogue with providers has commenced, however there are shortfalls in provision such as secondary school provision to support any growth of Lichfield. Members should note that the benefit of progressing with a pro-growth Plan is the ability to then facilitate the development of infrastructure, especially where development is strategically located. ;
- There is a need to identify a mixed portfolio of employment sites to cater for the diverse needs across the District.

3.14 Officers will continue to develop the draft plan by completing and updating the evidence base. In addition there will be an aim to minimise Green Belt release to a low percentage of overall Green Belt. It should be noted by members that approximately 52% of the District is located within Green Belt and given the spatial distribution of settlements it is unlikely that a pro-growth approach can be delivered without some impact upon the Green Belt.

Consultation

3.15 The November consultation provides the opportunity to undertake a range of consultation and community engagement. The following means of doing this are proposed for the Committee to consider and comment on:

- Drop in events including at the settlements identified in Appendix X as likely to be candidates for future growth
- Drop in sessions at the Council house
- Circulation of an Executive summary of the Plan to encourage interest
- Use of social media to highlight key themes

Alternative Options	1. Members could identify other consultation ideas to inform the November consultation.
Consultation	1. Consultation will be required on the Local Plan Review.
Financial Implications	<ol style="list-style-type: none"> 1. Officer time will be needed to undertake future consultations on the Local Plan Review. 2. The costs of consultation will be met within approved budgets. 3. A budget has been established to support the Local Plan Review evidence base.
Contribution to the Delivery of the Strategic Plan	<ol style="list-style-type: none"> 1. Supports the priority of a vibrant and prosperous economy by identifying needs and opportunities for investment 2. Supports the priority of Healthy and Safe communities by ensuring the provision of housing. 3. Supports the priority of clean, green and welcoming places to live by assisting in allocating land for affordable housing, as well as supporting the delivery of residential and commercial developments.
Equality, Diversity and Human Rights Implications	1. An Equality Impact Assessment will accompany the draft Local Plan Review document
Crime & Safety Issues	1. None.
GDPR/Privacy Impact Assessment	1. A privacy impact assessment was completed for the Preferred Options and Policy Directions document.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Clarity over the GBHMA shortfall is not achieved and the Council are unable to effectively progress with the Local Plan Review.	Officers continue dialogue with neighbouring authorities on this matter.	Yellow
B	Other Local Planning Authorities across the GBHMA do not adequately address the housing shortfall. This would result in additional pressure being placed on Lichfield District.	Officers continue to review neighbouring authority consultations. Where appropriate officers will recommend the Council respond to these consultations citing concern over the approach taken by the relevant Authority. This has been the case in Bromsgrove and Solihull's recent consultation documents.	Yellow

Background documents

Local Plan Strategy 2015

Local Plan Allocations 2019

Local Plan Review: Scope, Issues & Options

Local Plan Review: Preferred Options & Policy Directions

Local Development Scheme

Relevant web links

[Local Plan Allocations suggested main modifications](#)

[Local Plan Allocations examination and main modifications](#)

[Local Plan Strategy 2015](#)

[Local Plan Review](#)

[Local Development Scheme](#)

Meeting of the Local Plan Sub-Committee

17th July 2019 18:00

In attendance:

Councillors: Ball, Cox (Chair), Ennis, Marshall and Warburton

Also Attending: Ashley Baldwin – Spatial Policy & Delivery Manager (AB), Patrick Jervis -Principal Spatial Policy and Delivery Officer (PJ), Heidi Hollins - Spatial Policy & Delivery Officer (HH)

1. ***Apologies***

Councillor Wilcox.

2. ***Declarations of Interest***

None.

3. ***Notes of the meeting of the 19th December 2018***

Paper copies of the minutes of the meeting of the 19th December were circulated to members of the sub-committee. The minutes of the last meeting were accepted as a true record.

4. ***Local Plan Review***

AB presented a report on the Local Plan Review and the role of the Local Plan sub-committee. AB explained that the varied evidence base documents which support the local plan will be brought to the committee for discussion and for member sign off so that documentation can be published. Members discussed the Local Plan Review and asked about the process and timescales moving forward with the document. AB set out the current timetable for the Local Plan Review and explained that often evidence would be produced in peaks and troughs so the committee would be required to meet during those periods to ensure the timescales associated with the Local Plan could be met.

5. ***Employment Land Availability Assessment***

PJ presented the Employment Land Availability Assessment 2019. This has been prepared to update the document produced in 2018. The purpose of the document is to provide a snapshot of land which is known to be, or has the potential to be made available for employment development within the District. Members noted that inclusion of a site within this assessment does not indicate that it will be allocated within the Local Plan or successfully obtain permission for employment uses.

Members discussed the document and noted that there were a small number of errors and inconsistencies within the site assessments. PJ noted these and explained that these would be corrected prior to final publication.

Members agreed to the publication of the Employment Land Availability Assessment 2019 subject to the minor changes to correct errors which had been discussed.

6. ***A5 Strategy***

AB introduced a report covering the A5 Partnership, of which Lichfield is a member of the A5 strategy. AB explained that the role of the strategy was similar to that of a bidding document and would allow the partnership to use this in discussions with other partners.

Members agreed to the publication of the A5 Strategy as part of the evidence supporting the Local Plan.

7. ***Cannock Chase Visitor Survey***

HH presented a report on the Cannock Chase Visitor Survey which updates the previous evidence and will support the Local Plan Review. The visitor survey was undertaken in Cannock Chase in summer through to winter 2018. It was commissioned to provide a snapshot of current levels of access, identify

the range of activities occurring and summarise visitor patterns and opinions to inform the future recreation management of Cannock Chase.

There was discussion over the importance of Cannock Chase and the need to ensure that the sensitive areas of the Chase were appropriately protected. HH explained that the Visitor Survey provides evidence which supports current and future planning policy in relation to Cannock Chase.

Members agreed to the publication of the Cannock Chase Visitor Survey as part of the evidence supporting the Local Plan.

8. ***AOB***

Councillor Ball asked if evidence relating to gypsy and traveller needs would be brought to the sub-committee. AB confirmed that evidence was being prepared and would be brought to committee in due course.

9. ***Date of next meeting***

7 August 2019 at 19:00.

The meeting ended at 19:30

Meeting of the Local Plan Sub-Committee

7th August 2019 19:00

In attendance:

Councillors: Ball, Cox (Chair), Ennis, Marshall, Warburton and Wilcox

Also Attending: Ashley Baldwin – Spatial Policy & Delivery Manager (AB) and Patrick Jervis -Principal Spatial Policy and Delivery Officer (PJ)

1. ***Apologies***

None.

2. ***Declarations of Interest***

None.

3. ***Notes of the meeting of the 17th July 2018***

Paper copies of the minutes of the meeting of the 17th July were circulated to members of the sub-committee. The minutes of the last meeting were accepted as a true record.

4. ***Authority Monitoring Report 2019***

PJ presented the Authority Monitoring Report (AMR) 2019. The purpose of the AMR is to monitor the effectiveness of the policies within the local plan. The AMR is a factual document which provides statistics and information across a range of topic areas linked to the local plan.

Members discussed the AMR and noted that the document had been streamlined this year and was now easier to use. Members identified a small number of errors within the document and also queried a number of the statistics included. Officers confirmed that they would review the errors and queries to ensure the report is accurate upon publication.

Members agreed to the publication of the Authority Monitoring Report 2019 subject to the minor changes to correct errors which had been discussed.

5. ***Five Year Housing Land Supply Paper 2019***

PJ presented the Five Year Housing Land Supply Paper 2019. This has been prepared to update the document produced in 2018. PJ explained the importance of the five year supply to the authority when determining planning applications.

Members discussed the document and noted that the increase in supply both for housing and sites to meet gypsy and traveller needs was positive. Members noted a small number of errors and inconsistencies within the document. PJ noted these and explained that these would be corrected prior to final publication.

Members agreed to the publication of the five year land supply 2019 subject to the minor changes to correct errors which had been discussed.

6. ***Housing Site Selection Methodology***

AB presented the Housing Site Selection Methodology document. AB noted that the recommendation was to publish the document. AB informed members that the document before them was in effect the first part of the paper and that once the site selection process had been undertaken and outputs identified the full document would be reported to the sub-committee prior to its publication.

Members discussed the document and noted that it set out a clear and logical approach to site selection which would be informative and useful. Members noted a small number of typographical errors. AB confirmed officers would review the document and correct the errors.

Members noted the recommendations of the report and agreed publication would follow the receipt of a supplementary report on the outputs from the site selection.

7. ***AOB***

AB provided members with an update on staffing issues within the team. Members thanked the team for their work and the reports which had been presented.

8. ***Date of next meeting***

AB to provide selection of dates for next meeting.

The meeting ended at 20:25

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