

PLANNING COMMITTEE

1 NOVEMBER 2021

PRESENT:

Councillors Marshall (Chair), Baker (Vice-Chair), Anketell, Barnett, Birch, Checkland, Evans, Matthews, Ray and Tapper

17 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Cross, Ho, Humphreys, Salter and S Wilcox.

18 DECLARATIONS OF INTEREST

Councillors Anketell, Baker, Checkland, Matthews and Ray declared a personal interest in application no. 18/01217/OUTFLM as they were also Members of Lichfield City Council who had registered objections on this application. They confirmed they were not predetermined nor predisposed.

Councillor Checkland declared a personal interest in application no. 21/00803/FUL as the Applicant was known to him.

19 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on Monday 4 October 2021 previously circulated were taken as read, approved as a correct record and signed by the Chair.

20 PLANNING APPLICATIONS

Applications for permission for development were considered with the recommendations of the Head of Economic Growth and Development and any letters of representation and petitions of observations/representations together with the supplementary report of observations/representations received since the publication of the agenda in association with Planning Applications 18/01217/OUTFLM, 21/00803/FUL and 21/00914/FULM.

18/01217/OUTM – Land at Cricket Lane, Lichfield, Staffordshire Outline planning permission (with all matters reserved except access) for the construction of up to 520 dwellings and an area of up to 12.78 hectares for the provision of employment floorspace (use classes B1/B2/B8) including; two points of access from Cricket Lane, Comprehensive green infrastructure including footpaths, cycle ways, multi-functional open space, children's play areas, open space for sport and sustainable water drainage infrastructure including balancing ponds, re-routing of Ash Brook and other associated ancillary infrastructure and ground remodelling
FOR: Persimmon Homes Ltd & St Modwen Developments Ltd

RESOLVED: That this planning application be approved subject to the conditions contained in the report of the Head of Economic Growth and Development, the amended conditions contained in the supplementary report and an additional condition

requested by the members of the Planning Committee who were concerned about the height of the commercial buildings:- Additional Condition/Condition 42: No commercial buildings on the approved employment land shall exceed 12.5 metres in height to ridge.

Reason: To ensure the high quality form and appearance of the development having regard to its prominent position at a strategic entrance to the City and proximity to residential development approved in principle within this application and in accordance with the requirements of Core Policies 1, 2, 3, 7, 14 and BE1 of the Local Plan Strategy, Policy Lichfield 6 and Appendix I - Cricket Lane South of Lichfield SDA Concept Statement of the Local Plan Strategy, the Sustainable Design Supplementary Planning Document, the National Model Design Code and the National Planning Policy Framework.

The inclusion of this additional condition was unanimously agreed by the members of the Planning Committee and was included and agreed as part of the substantive motion for approval.

(1) Subject to the owners/applicants first entering into a Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-

1. On-site affordable housing provision;
2. On-site sports provision (including changing facilities and management);
3. On-site Public Open Space provision (including delivery of allotments and public art);
4. Off-site Primary School Education provision;
5. Highway and transport contributions (comprising off-site highway works (junction improvements) and Quarry Hills Lane feasibility contribution), public transport service enhancement sum and travel plan monitoring sum and London Road connectivity contribution); and
6. Off-site Health Care Contribution.

(2) If the S106 legal agreement is not signed/completed by 28 February 2022 or the expiration of any further agreed extension of time, then powers to be delegated to officers to refuse planning permission, based on the unacceptability of the development, without the required contributions and undertakings, as outlined in the report.

(3) The committee wanted it noted that they had concerns about the commercial area having a significant number of B8 units and it was noted that any future reserved matters applications in relation to this application be reported to Planning Committee.

(Prior to consideration of the application, representations were made by Ms Rosie Briggs (Objector), Councillor Christopher Spruce (Ward Councillor) and Mr Ben Cook, Persimmon Homes Ltd & St Modwen Developments Ltd (Applicant)).

21/00803/FUL – Land adjacent 12 Merlin Way, Whittington, Staffordshire. WS14 9PG
Erection of 2no three bedroom detached dwellings
FOR: Mr Milner

RESOLVED: That this planning application be approved subject to the conditions contained in the report of the Head of Economic Growth and Development.

(Prior to consideration of the application, representations were made by Ms Claire Parlour (Objector) and Mrs Laura Milner (Applicant)).

21/00914/FULM – Land off Milestone Way, Burntwood, Staffordshire
Residential development comprising 87 dwellings (100% affordable dwellings), including formation of vehicular access, associated landscaping and site remediation
FOR: London & Cambridge Properties Ltd and Bromford Housing

RESOLVED: That this planning application be refused, subject to the reasons set out in the report of the Head of Economic Growth and Development and amended wording in the supplementary report.

(Prior to consideration of the application, representations were made by Councillor Darren Ennis (Ward Councillor) and Mr Nick Burgess (Applicant's Agent)).

(The Meeting closed at 9.02 pm)

CHAIR