

PLANNING COMMITTEE

12 APRIL 2021

PRESENT:

Councillors Marshall (Chairman), Baker (Vice-Chair), Anketell, Barnett, Birch, Checkland, Cox, L Ennis, Evans, Ho, Humphreys, Leytham, Matthews and Tapper

29 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Eagland.

30 DECLARATIONS OF INTEREST

Councillor Birch declared a non-pecuniary interest in Agenda Item 4 (Application no – 20/00932/FUL) as he is the Chair of Burntwood Town Council's Planning & Development Committee who have raised significant objections.

Councillor Checkland declared a personal interest in Agenda Item 4 (Application no - 20/01085/FUL) as the Applicant's Agent, Mr Timothy, is known to him.

Councillor Cox declared a non-pecuniary interest in Agenda Item 4 (Application no - 20/00932/FUL) as the Applicant's Agent, Mr Deffley, is known to him and also declared a non-pecuniary interest in application no 20/01236/FUL as he is the Ward Member for Armitage with Handsacre and a significant number of residents' objections had been received.

Councillor Marshall declared a personal interest in Agenda Item 4 (Application no - 19/01736/FULM) as he knows a Director of AB Farms.

Councillor Matthews declared a personal interest in Agenda Item 4 (Application no - 20/01085/FUL) as the Objector is known to him.

Councillor Tapper declared a non-pecuniary interest in Agenda Item 4 (Application no – 20/00932/FUL) as he is a Member of Burntwood Town Council who have raised significant objections although he is not a Member of the Burntwood Planning & Development Committee.

31 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on Monday 8 March 2021 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

32 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 20/01238/COUM, 19/001736/FULM, 20/01236/FUL, 20/01085/FUL and 20/00932/FUL.

20/01238/COUM - Oak Tree Farm, Drayton Lane, Drayton Bassett, Tamworth
Conversion and extension of existing barn to form gospel hall (Use class F.1(f)) as a place of worship, with demolition of other agricultural barns and provision of car parking, landscaping and associated works
FOR: GGHT (Greenmere Ltd)

RESOLVED: That the planning application be **REFUSED** for the following reasons:-

The proposals are contrary to policies NR1 (Countryside Management), NR2 (Development in the Green Belt), Rural 1 (Rural Areas), ST1 (Sustainable Travel), CP2 (Presumption in Favour of Sustainable Development) and CP3 (Delivering Sustainable Development) of the Lichfield District Council Local Plan Strategy 2008-2029. This is because insufficient information has been submitted to justify the proposed development in this location, there is insufficient highways information and the applicant has failed to explain how these policies have been met. Further, the proposals would not be sustainable, would not enhance quality of life, nor meet the needs of the local community.

(Prior to consideration of the application, representations were made by Parish Councillor Ian Watkins, Drayton Bassett Parish Council (Objector), Ms Chloe Bennett (Supporter) and Mr Andrew Beard of AB Planning (Applicant's Agent)).

19/001736/FULM - Barn Farm, Cranebrook Lane, Hilton, Lichfield
Erection of 1 no. agricultural building for cold storage with lean-to canopy, private way/track to serve potato grader, hardstanding and associated works (part retrospective)
FOR: Mr A Horsfield

RESOLVED: That this planning application be approved subject to the conditions outlined in the report of the Head of Economic Growth and Development and the supplementary report, and subject to additional/amended conditions related to CCTV drainage condition report; removal of permitted development rights and that the original access only be used for access to residential properties not for any farm access. Wording of amended and/or additional conditions read as follows:

4. Within 6 months of the date of this permission, the existing access shall be reduced in width in accordance with dwg no. 3186-65. This access shall thereafter only be used by cars and other vehicles to access the residential properties and shall not be used by vehicles in association with the farm operation or use, including for any staff access.

11. Within two months of the date of this permission, a full capacity and condition CCTV surface water flooding report shall be submitted to the Local Planning Authority. No further works related to drainage shall be undertaken until this report and any required mitigation works (if required) have been agreed by the Local Planning Authority. Any required and agreed mitigation works shall thereafter be undertaken in accordance with the agreed details and timescales.

13. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015, or any order revoking or re-enacting that Order, there shall be no extensions to the existing buildings, new buildings erected nor any other operational development undertaken within the application site without the written consent on application to the Local Planning Authority.

(Prior to consideration of the application representations were made by Ms Catherine White (Objector) and MS Charlotte El Hakiem of CT Planning (Applicant's Agent)).

STANDING ORDERS - 10.0 - DURATION OF MEETING from the Constitution was recited by the Legal Officer and the majority of Members present consented to the continuation of the meeting beyond 3 hours.

20/01236/FUL - Land Adjacent The Crown Inn, Uttoxeter Road, Handsacre, Rugeley
Creation of field access with installation of gate and ramp down to field
FOR: F B Developments Premier Ltd

RESOLVED: That the planning application be **REFUSED** for the following reasons:-

The proposal would result in the excessive loss of hedgerow, due to the unnecessary width of access proposed and, the area of ramp proposed also would be excessive. It is considered such development would not be required for the purposes of agriculture and accordingly constitutes overdevelopment, which would have a detrimental impact on the character and visual amenity of the area and to biodiversity. The proposals are therefore contrary to policies BE1 (High Quality Development) and NR3 (Biodiversity, Protected Species & their Habitats) of the Lichfield District Council Local Plan Strategy 2008-2029.

(Prior to consideration of the application, representations were made by Mr Alastair Richards (Objector) and Mr Mike Lapworth (Applicant's Agent)).

After a majority vote Members decided due to the duration of the meeting and on the basis that the following two matters had public speakers, the meeting be adjourned and the Chairman fix an alternative date to consider the remaining business at a further Committee meeting.

20/01085/FUL - Windy Ridge, Commonside, Gentleshaw, Rugeley
Demolition of existing dwelling to be replaced by erection of a 4 bed dwelling and associated works
FOR: Mr & Ms I & J Toddington & Harrison

RESOLVED: To be decided at alternative date.

20/00932/FUL - The Grange, Church Street, Chasetown, Burntwood
Erection of 2 bedroom bungalow (resubmission of application 20/00331/FUL)
FOR: Mr & Mrs Scott Wright

RESOLVED: To be decided at alternative date.

(The Meeting closed at 9.27 pm)

CHAIRMAN