

PLANNING COMMITTEE

4 APRIL 2022

PRESENT:

Councillors Marshall (Chair), Baker (Vice-Chair), Anketell, Barnett, Birch, Checkland, Cross, Evans, Ho, Humphreys, Matthews, Ray, Salter, Tapper and S Wilcox

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Evans.

39 DECLARATIONS OF INTEREST

Councillors Anketell, Baker, Checkland, Matthews and Ray declared personal interests in application no. 21/00288/FULM as they were also Members of Lichfield City Council who had registered objections on this application.

Councillor Ray declared a non-pecuniary interest in application no. 20/01245/FULM as he knew one of the landowners connected to the applicant company, however, he advised that he was not predetermined.

Councillor Marshall declared a personal and prejudicial interest in application no. 20/01245/FULM as some of the landowners are known to him. He therefore vacated the Chair and left the room whilst this application was discussed and debated, Councillor Baker, Vice-Chair took the Chair for this one item.

40 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7 March 2022 previously circulated were taken as read, approved as a correct record and signed by the Chair.

41 PLANNING APPLICATIONS

Applications for permission for development were considered with the recommendations of the Chief Executive and any letters of representation and petitions of observations/representations received together with the supplementary report of observations/representations received since the publication of the agenda in association with Planning Applications 21/00288/FULM and 20/01245/FULM

21/00288/FULM – Demolition of existing buildings and erection of 13 residential dwellings with associated road works, parking and landscaping
Land at Rosaries, Trent Valley Road, Lichfield, Staffordshire
FOR: Mr B Johnson

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

- (1) It has not been demonstrated that trees protected by Tree Preservation Order 2021/00461/TPO would not be detrimentally compromised as a result of the proposals, which, given their positive visual contribution, would have

a significant detrimental impact on the character of the area and the surrounding street scene contrary to the requirements of Core Policy 3 (Delivering Sustainable Development), Core Policy 13 (Our Natural Resources), Policies BE1 (High Quality Design) and NR4 (Trees, Woodland and Hedgerows) of the Lichfield Local Plan Strategy and the Trees, Landscaping and Development Supplementary Planning Document and the National Planning Policy Framework.

- (2) It has not been demonstrated that the development would not cause significant harm to existing habitats of protected species and, the scheme fails to demonstrate that a net gain to biodiversity can be achieved. As proposed the scheme of development therefore would cause harm to protected species and present a net loss to biodiversity and as such, fails to comply with the requirements of Core Policy 13 (Our Natural Resources), Policy NR3 (Biodiversity, Protected Species and their Habitats) of the Lichfield Local Plan, the Biodiversity and Development Supplementary Planning Document, the Natural Environment and Rural Communities Act and the National Planning Policy Framework. The development is not considered to be of a sustainable form which complies with the provisions of paragraph 38 of the NPPF.

(Prior to consideration of the application, representations were made by Mrs Helen Robertson (Objector), Councillor Angela Lax (Ward Councillor) and Ms Louise Hinsley of CT Planning (Applicant's Agent)).

20/01245/FULM - Installation of a solar farm comprising ground mounted solar PV panels (143,000) with a net generating capacity (AC) of up to 49.9MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years and a permanent grid connection hub
Land South Of Main Road, Haunton, Tamworth, Staffordshire
FOR: Haunton Farmers Solar Ltd

RESOLVED: That this planning application be approved subject to the conditions contained in the report of the Chief Executive.

(Prior to consideration of the application, representations were made by Mr Roger Nicholls (Objector) and Mr Peter Grubb of Lighthouse Development Consulting (Applicant's Agent)).

42 TREE PRESERVATION ORDER NO. 2021/00455/TPO - LAND TO THE NORTH WEST WESTFIELDS ROAD, ARMITAGE

Confirmation of Tree Preservation Order no. 2021/00455/TPO – Land to the North West Westfields Road, Armitage.

RESOLVED: Tree Preservation Order confirmed with modifications, as set out in the report of the Chief Executive.

(Prior to consideration of the application, representations were made by Mr Watkin (Objector's Representative) and Mr Chris Bailey (Supporter)).

43 ENFORCEMENT PLAN UPDATE

The Planning Committee considered the updated version of the Planning Enforcement Plan at Appendix A and noted an in-depth review had been undertaken to ensure it is in line with current National legislation and guidance, reflects the resources within the Planning

Enforcement Team and is a more customer-friendly document.

RESOLVED:- The Committee considered and approved the updated Enforcement Plan April 2022 as no issues were raised and it was agreed that the Plan be adopted with immediate effect.

44 PRE-APPLICATION CHARGING REGIME - REVIEW AND UPDATE

The Planning Committee considered the report which sought approval for amendments to the current pre-application charging regime to increase the charges payable. It was noted that the charging regime had not been reviewed since 2017 and the current pre-application fee levels were inadequate to appropriately fund the service provided.

RESOLVED:- The Committee considered and noted the contents of the report and approved the increased pre-application fee charges, as set out in Appendix 1 and agreed that this be introduced with immediate effect (from 5 April 2022) for all relevant pre-application queries received from such date.

(The Meeting closed at 8.25 pm)

CHAIR