

# PLANNING COMMITTEE

4 JULY 2022

## PRESENT:

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

## 5 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ray and Councillor Cross.

## 6 DECLARATIONS OF INTEREST

There were no declarations of interests.

## 7 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 6 June 2022 previously circulated were taken as read, approved as a correct record and signed by the Chair.

## 8 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 Application 21/00016/FULM

21/00016/FULM – Erection of 3 storey, 78 bed care home with community hub room and associated car parking/access arrangements

Former site of Bridge Cross Garage, Cannock Road, Chase Terrace, Burntwood

FOR: Mr N Sellman

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

**Reason 1:** The proposed development which comprises of a 3 No. storey building due to its scale, form and design would fail to respect the character and appearance of the surrounding area. The proposals are therefore contrary to Lichfield District Local Plan (2015) Policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), CP14 (Our Built & Historic Environment) and BE1 (High Quality Development), the Sustainable Design Supplementary Planning Document (2015), Policies B1 (Burntwood Town Centre), B5 (Enhancing the Identity and Distinctiveness of Local Neighbourhoods) and B6 (Promoting Good Quality Design in New Housing Development) of the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

**Reason 2:** The proposed development of a care home with limited mixed use would be contrary to Core Policy 8 (Our Centres), Policy Burntwood 1 (Burntwood Environment) of the Lichfield District Local Plan Strategy (2015), Policy Burntwood 3 (Burntwood Economy) of the Lichfield District Local Plan Allocations (2019) and Policies B1 (Burntwood Town Centre) and B2 (Improving the Environment of Burntwood Centre) within the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

**Reason 3:** The proposed use of the development which comprises of a care home, housing vulnerable and elderly residents would conflict with surrounding uses within the town centre of Burntwood. The proposals are therefore contrary to Lichfield District Local Plan (2015) Policies CP1 (Spatial Strategy), CP3 (Delivering Sustainable Development), and BE1 (High Quality Development), Policy Burntwood 3 (Burntwood Economy) of the Lichfield District Local Plan Allocations (2019), the Sustainable Design SPD, Policies B5 (Enhancing the Identity and Distinctiveness of Local Neighbourhoods) and B6 (Promoting Good Quality Design in New Housing Development) of the Burntwood Neighbourhood Plan (2021) and the National Planning Policy Framework.

**Reason 4:** The proposal would lead to traffic congestion, resulting in an unacceptable highways impact, in conflict with Core Policies 1 (The Spatial Strategy), 3 (Delivering Sustainable Development), and 5 (Sustainable Transport), and Policy ST1 (Sustainable Travel) of the Lichfield District Local Plan Strategy (2015); and the National Planning Policy Framework.

(The Meeting closed at 7.05 pm)

CHAIR