

# PLANNING COMMITTEE

9 MAY 2022

## PRESENT:

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

## 45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Checkland

## 46 DECLARATIONS OF INTEREST

Councillor Marshall declared a personal and disclosable pecuniary interest in application no. 21/01620/FULM as the landowner of the site is 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.

Councillor Anketell declared a personal and non-pecuniary interest in application no. 21/01945/FUH as the objector is known to him and he lives nearby to the proposal. He therefore vacated the room and did not participate in the debate or the vote.

Councillor Salter declared non-pecuniary interests in application nos. 22/00086/FUL and 22/00283/FUH as he is Chairman of Shenstone Parish Council who have raised objections and also a personal declaration in application no. 22/00283/FUH as the objectors are known to him. He did not participate in the debate or the vote on either application.

## 47 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on Monday 4 April 2022 previously circulated were taken as read, approved as a correct record and signed by the Chair.

## 48 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 20/00800/COUM, 20/01374/FULM & 20/01375/LBC, 21/01620/FULM, 21/01945/FUH, 22/00086/FUL and 22/00283/FUH

20/00800/COUM - Erection of 10 holiday lodges and associated use of the land for tourist purposes, together with the installation of foul sewerage treatment plant, change of use of former buggy store to form a holiday reception area and use of an existing parking area Hawkesyard Estate, Armitage Lane, Armitage, Rugeley  
FOR: R Whorton

**RESOLVED:** That this planning application be **deferred** as concerns had been raised by legal services in regard to non-compliance with the CIL Regulations which need to be addressed before the determination of the application.

20/01374/FULM & 20/01375/LBC - Land and Buildings at Angel Croft & Westgate, Beacon Street, Lichfield, Staffordshire. WS13 7AA

20/01374/FULM: Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no. guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 2no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works

**RESOLVED:** Planning Committee had previously resolved to approve this planning application on 26 January 2022 subject to agreement of the planning conditions and Heads of Terms for the S106 agreement/planning obligations being agreed at a later date. The list of recommended conditions and S106 Heads of Terms were approved by the committee as contained in the report of the Chief Executive, subject to the inclusion of an amended/updated condition 15 as contained in the supplementary report and an additional condition to require submissions and approval of details of electric charging points for the apartments. Delegated authority was given to agree the final condition wording and layout arrangements in conjunction with the Chair of Planning Committee.

20/01375/LBC: Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse; conversion and extension of existing outbuilding (curtilage listed) to create 1 no. detached dwelling; conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel and spa and 6 no. apartments and ancillary alterations to associated curtilage listed building works to boundary wall between Westgate House and Westgate Cottage (amended description)  
FOR: Angel Croft Developments Ltd

**RESOLVED:** Planning Committee had previously resolved to grant listed building consent, approved on 26 January 2022 subject to the conditions being agreed. The list of recommended conditions were approved by the committee as contained in the report of the Chief Executive with the additional condition 15 as contained in the supplementary report.

(Prior to consideration of the application, representations were made by Mr Christopher Timothy of CT Planning (Applicant's Agent)).

21/01620/FULM – Installation of a solar farm comprising ground-mounted solar photovoltaic panels (PV) (92,595 modules) with a generating capacity of up to 49.9MW together with all associated works, equipment and necessary infrastructure  
Land to the West of Stoneyford Lane, Blithbury  
FOR: Opdenenergy UK 4 Limited

**RESOLVED:** That this planning application be approved subject to the conditions contained in the report of the Chief Executive and an additional condition to read:-

Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ("the Scheme") shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide

details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.

- A) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).
- B) The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure that no development takes place which may adversely affect any items of archaeological interest without adequate prior investigation in accordance with Policies CP14 of the Lichfield Local Plan Strategy, Policy BE2 of the Local Plan Allocations and the National Planning Policy Framework.

(Prior to consideration of the application, representations were made by Mr Simon Betts, Director of DLP Planning Limited (Applicant's Agent)).

21/01945/FUH – Erection of a two storey side extension, single storey rear extension and alterations to garage to form a gym/workshop  
16 The Woodlands, Lichfield, WS13 6XE  
FOR: Mr S Nock

**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, a verbal submission was read out on behalf of Mr Robert Henry Rea (Objector) and representations were made by Mrs Lisa Nock (Applicant)).

22/00086/FUL – Demolition of 1no bungalow and erection of 2no dormer bungalows  
18 Eastridge Croft, Shenstone, Lichfield, Staffordshire  
FOR: Mr R Outram

**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 Councillor David Thompson (Objector/Parish Councillor) and Mr Richard Outram (Applicant)).

22/00283/FUH – Erection of two and single storey front, side and rear extensions  
8 The Grove, Little Aston, Sutton Coldfield  
FOR: Mr H Baxhija

**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 Councillor David Thompson (Objector/Parish Councillor)).

(The Meeting closed at 8.16 pm)

CHAIR