

# PLANNING COMMITTEE

6 FEBRUARY 2023

## PRESENT:

Councillors Marshall (Chair), Baker (Vice-Chair), Anketell, Barnett, Checkland, Cross, Evans, Humphreys, Matthews, Powell, Ray and Salter

## 38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Birch, Leytham and S Wilcox. Councillor Powell arrived late at 6.15pm and did not participate in application no. 22/01533/FUH.

## 39 DECLARATIONS OF INTEREST

Councillor Checkland declared a personal interest in application no. 21/01956/OUTFLM as he is a member at Lichfield City Council who have raised objections and also a personal interest in application no. 21/01595/FULM as the Applicant's Agent, Christopher Timothy from CT Planning is known to him.

Councillor Matthews declared a personal interest in application no. 21/01956/OUTFLM as he has a close relative living in the adjacent site. He did not participate in the debate and left the room.

Councillor Salter declared a non-pecuniary interest in application no. 22/01533/FUH as he is Chairman of Shenstone Parish Council who have raised objections and he spoke in objection to this application as Ward Councillor. He did not participate in the debate or the vote. He also declared a personal interest in application no. 22/00242/FUL as his wife was the objector speaking as the Clerk of Wall Parish Council.

## 40 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 9 January 2023 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 22/01533/FUH, 18/00840/OUTMEI, 21/01595/FULM, 21/01956/OUTFLM, 22/00242/FUL and 22/01179/FUL

22/01533/FUH - Erection of detached double garage (part retrospective)  
9 Foden Close, Shenstone, Lichfield, Staffordshire. WS14 0LE  
For: Mr Tom Smith

Following a short adjournment for officers to consider and advise Members on points raised in the public speaking by Mrs R Bews (Objector), legal advice was given that Members could proceed to determine the Application.

**RESOLVED:-** (1) To rescind the resolution of Planning Committee on the 9th January 2023 to grant planning permission, subject to conditions; and  
(2) 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 Mrs Rebecca Bews (Objector), Cllr David Salter (Ward Member) and Mr Tom Smith (Applicant)).

18/00840/OUTMEI - Outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access).  
Land North of Browns Lane, Tamworth, Staffordshire.  
For: Summix BLT Developments Ltd

**RESOLVED:-** That this planning application be deferred to allow consideration of late submissions.

21/01595/FULM - Erection of 30 No. dwellings with access, attenuation basin and associated garaging and works  
Land at Burton Road, Streethay, Lichfield.  
For: Mr A Maine

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

(1) Subject to the owners/applicants first entering into a S106 to secure the following:

- i. Education Contribution of £420,513.76 (Index Linked to March 2022);
- ii. Offsite Biodiversity Units Contribution of £109,200;
- iii. Provision of affordable housing on site;
- iv. Off-site highway works;
- v. Management and maintenance company for the private internal roads and shared parking areas, public amenity areas and communal areas and drainage system;
- vi. Healthcare Contribution of £18,610 (Index linked to March 2022);
- vii. Cannock Chase SAC- financial contributions towards mitigation of additional visitors to Cannock Chase SAC of £3,195.38 for 11 dwellings (remaining contributions to be collected via CIL).

(2) If the S106 legal agreement is not signed/completed by 9th April 2023 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.

(Prior to consideration of the application, representations were made by Cllr Harry Warburton (Ward Member) and Mr Christopher Timothy of CT Planning (Applicant's Agent)).

21/01956/OUTFLM - Full application for the construction of 500 dwellings, access via Lichfield Southern Bypass, footpaths, cycleways, public open space, play areas, sports pitches, landscaping, district park including biodiversity enhancement area, drainage and development infrastructure (part retrospective); and OUTLINE application (all matters reserved) for a primary school (F1a), a mixed use community hub to include commercial development (Ea, Eb, Ec, Sui Generis hot food takeaways and drinking establishments with expanded food provision) and a community building (F2b). (Amended description to reflect reduced number of residential properties proposed and incorporating 169 dwellings (phase 2A) approved and built under 19/00478/REMM).

Land South of Shortbutts Lane, Lichfield, Staffordshire  
For: Persimmon Homes West Midlands

During discussions, the Chair recited standing orders regarding the duration of the meeting and members agreed to continue with the meeting.

The Planning officer presented the report and officers responded to questions and comments from Members.

A motion to refuse the Application based on the overall number of dwellings proposed, the density/design and layout of the development, overall parking provision for the residential development especially where internal garages are provided in phase 2C and the level of parking provision for the sports pitches was lost.

However, Members expressed concerns and sought clarifications on other issues including the following: the impact on 'Berry Hill House', potential flooding in respect to Marsh Lane, adequate space for school drop offs, trigger point for school handover, biodiversity and ecology and management of landscape.

**RESOLVED:-** That this planning application be deferred and a report be brought back for officers to respond to the concerns and issues raised by Members.

(Prior to consideration of the application, representations were made by Mr Alastair Stewart of Persimmon Homes West Midlands (Applicant)).

22/00242/FUL - Retention of 2 No. doors and juliet balconies to the western elevation of the building  
The Trooper Inn, Watling Street, Wall Village, Lichfield  
For: Mr C Chance

**RESOLVED:-** Due to the lateness, this planning application was deferred.

22/01179/FUL - Erection of 1 No. bungalow  
121 Highfields Road, Chasetown, Burntwood, Staffordshire  
For: Mr A Humphreys

**RESOLVED:-** Due to the lateness, this planning application was deferred.

(The Meeting closed at 9.58 pm)

CHAIR