

PLANNING COMMITTEE

6 MARCH 2023

PRESENT:

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

46 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Powell.

47 DECLARATIONS OF INTEREST

Councillor Baker declared a non-pecuniary interest in application nos. 22/00072/COU and 22/01282/FUL as Ward Councillor speaking in objection to these applications. She did not participate in the debate or the vote and left the room.

Councillor Checkland declared a non-pecuniary interest in application no. 21/01956/OUTFLM as due to comments made, he would be approaching a decision with a 'closed mind' and pre-determined. He did not participate in the debate and left the room.

Councillor Cross declared a personal interest in application no. 19/01015/OUTM as he is a Fradley & Streethay Parish Councillor but advised he was not aware of this application.

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 that he was Chairman of Shenstone Parish Council but advised he was not aware of the TPO application no. 2022/00472/TPO Vine Cottage, Church Road, Shenstone.

48 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 27 February 2023 previously circulated were taken as read, approved as a correct record and signed by the Chair.

49 TREE PRESERVATION ORDER NO. 2022/00472/TPO VINE COTTAGE, CHURCH ROAD, SHENSTONE, LICHFIELD, WS14 0NG

Confirmation of Tree Preservation Order no. 2022/00472/TPO at Vine Cottage, Church Road, Shenstone, Lichfield, WS14 0NG

RESOLVED: Tree Preservation Order confirmed without modification.

50 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 21/01956/OUTFLM, 22/00072/COU, 22/01282/FUL, 19/01015/OUTM and 22/01680/FUL

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

Members debated the proposal and Officers responded to comments and comments raised.

RESOLVED:- That this planning application be approved subject to conditions contained in the report of the Chief Executive; and with additional conditions regarding ecology of the site towards Marsh Lane and protection of existing properties from the pond bund; and subject to the prior completion of s106 obligations as outlined in the Report; and that the final decision be delegated to Planning Officers to finalise and agree the final conditions and Heads of Terms for the s106 in consultation with the Chair and Vice-Chair.

(Prior to consideration of the application, representations were made by George Petrou, (Objector) (Written Representation) and Alastair Stewart of Persimmon Homes West Midlands (Applicant)).

22/00072/COU - Retention of Public House with single storey extension to rear and first floor side/ rear extension and alterations to form 3 No. first and second floor apartments.

The Greyhound Inn, 121 Upper St John Street, Lichfield, Staffordshire
FOR: Mr Bujar Cekrezi

Members debated the proposal at length and Officers responded to comments and comments raised. Members concerns included that before it closed the Pub was a live music venue; and that there were no specific noise mitigation measures proposed to protect the residential amenity of future occupiers of the flats from the noise of live music from the Pub; this in turn could lead to complaints about noise and so affect the future viability of the Pub.

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

noise scoping assessment and subsequent noise report be submitted and agreed any mitigation required to be carried out be secured ; and subject to the prior completion of a s106 TCPA 1990 Unilateral Undertaking relating to the payment for recreational mitigation for the Cannock Chase SAC. That Officers be delegated to finalise conditions in consultation with the Chair.

(Prior to consideration of the application, representations were made by Adam Randall (CAMRA, Objector) (Written Representation) and Cllr Deb Baker (Ward Member)).

22/01282/FUL - Retention of 8 no dwellings and associated works
Land Adj 121 Upper St John Street, Lichfield, Staffordshire
FOR: Mr Bujar Cekrezi

Members debated the proposal and Officers responded to comments and comments raised.

RESOLVED:- That this planning application be deferred to allow further information regarding noise impact on the site.

(Prior to consideration of the application, representations were made by Adam Randall (CAMRA, Objector) (Written Representation) and Cllr Deb Baker (Ward Member)).

19/01015/OUTM - Outline application for the erection of up to 200 residential dwellings for Phase 2 of the Streethay Strategic Development Allocation (site reference LC1) including green infrastructure, footpaths, open space, children's play area, surface and foul water drainage including attenuation pond, and other ancillary infrastructure and works. All matters reserved except for access (AMENDED)
Land at Streethay, Burton Road, Streethay, Lichfield
FOR: Miller Homes

Officers reported a late representation on the impact that the proposed access arrangements would have on the nearby residents. Members debated the proposal and Officers responded to comments and comments raised.

RESOLVED:- That this planning application be approved subject to the conditions contained in the report of the Chief Executive, the amended condition in the supplementary report and the prior completion of a Section 106 Agreement

1. To secure the following contributions/planning obligations:-

- i 40% Affordable Housing provision on site (80 units 65% 35% split affordable and intermediate)
- ii Provision and future maintenance of public open space including park, local equipped play area, allotments and sustainable drainage and other green infrastructure
- iii Highways Contribution of £1,172,673.40 in lieu of condition 10 of the Outline approval 12/00746/OUTMEI
- iv Scheme for highways improvements around Cappers Lane Eastern Avenue and A5127 - £312,712.00
- v Education contribution for Primary School provision

- vi Travel Plan fee £2,407.00
- vii Contribution for Mitigation of Cannock Chase SAC unilateral/S106 of £58,116.00
- viii Fees for Monitoring and Management of legal agreement £2500.00

2. If the S106 legal agreement is not signed/completed by 6th May 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 Helen Dawkins (Miller Homes) (Applicant)).

22/01680/FUL - Demolition of existing bungalow and erection of replacement with one bungalow and one dormer bungalow
15 Beecroft Avenue, Lichfield, Staffordshire, WS13 7EZ
FOR: Mr Sundip Hopal

Members debated the proposal and Officers responded to comments and comments raised.

A Resolution to refuse the Application on the grounds of poor design as the development was cramped on one part of the site, and insufficient biodiversity net gain was lost.

RESOLVED:- That this planning application be approved subject to conditions contained in the report of the Chief Executive and subject to the prior completion of a s106 TCPA 1990 Unilateral Undertaking relating to the payment for recreational mitigation for the Cannock Chase SAC.

(Prior to consideration of the application, representations were made by Cllr Joanne Grange (Ward Member) and Alan McBeth of McBethdesign Ltd (Applicant's Agent)).

(The Meeting closed at 10.00 pm)

CHAIR