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## PLANNING COMMITTEE

**13 MAY 2024**

### PRESENT:

Councillors Marshall (Chair), Anketell, Ashton, Cross, Evans, Galvin, Harvey-Coggins, Mears, Rushton, Salter and S Wilcox

### 46 APOLOGIES FOR ABSENCE

Apologies of absence were received from Cllrs Powell, Checkland, Vernon and S.Taylor.

### 47 DECLARATIONS OF INTEREST

Councillor Cross declared a personal interest on Agenda item no.4 Application number 22/00106/FULM and 23/00821/FUL as he is the ward Councillor.

Councillor S.Wilcox declared a personal interest on Agenda item no.4 Application number 22/00106/FULM and 23/00821/FUL as the applications are both in her ward.

### 48 MINUTES OF PREVIOUS MEETING

The minutes of the previous meeting were signed and approved as a true and correct record.

### 49 PLANNING APPLICATIONS

22/00106/FULM - Land Off Horner Avenue Fradley Lichfield

RESOLVED: Deferred

23/01439/FULM - Former Bridge Cross Garage Cannock Road Chase Terrace Burntwood.

RESOLVED: Refused with the following reasoning:

1. Detrimental impact on the Primary Care Network.

The development fails to make adequate provision for healthcare infrastructure and would adversely impact the Primary Care Network within Burntwood. The new care home would result in increased pressure on local healthcare services which are already under considerable pressure. The provision of in-house visiting clinical surgery space to mitigate the development's impact does not align with the need for development to contribute to strategic projects that support sustainable development. Therefore, the development is considered to fail to offset the harm it would have on the Primary Care Network and conflicts with Core Policy 4 of the Lichfield District Local Plan Strategy (2015) and Paragraph 97(b) of the National Planning Policy Framework.

2. Contrary to the neighbourhood plan.

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.

3. Scale and massing.

Notwithstanding the changes made to the design, particularly of the northern elevation, the 3-storey scale and massing of the proposed building fails to respect the character and appearance of the surrounding area. The proposals are therefore contrary to Lichfield District Local Plan Strategy (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.

(Prior to Consideration of the Application, Representations were made by Paul Shucker (Applicant Agent)).

23/00821/FUL - Land North Of Dark Lane Alrewas Burton Upon Trent

RESOLVED: Approved

23/00963/FUH - Keepers Cottage Church Lane Mavesyn Ridware Rugeley

RESOLVED: Approved

Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, upon implementation of this consent the dwelling shall not be altered or extended, no new windows shall be inserted and no buildings or structures shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the character and appearance of the building, its rural surroundings within the Mavesyn Ridware Conservation Area in accordance with Policies CP3, NR5, CP14 and BE1 of the Lichfield Local Plan Strategy, Policy BE2 of the Lichfield Local Plan Allocations, the Sustainable Design SPD, the Rural Development SPD and the National Planning Policy Framework.

23/01289/FUH 23 - Upper Way Upper Longdon Rugeley

RESOLVED: Approved

(Prior to Consideration of the Application, Representations were made by Jon Imber (Applicant Agent)).

(The Meeting closed at 7.34 pm)

CHAIR

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