

# PLANNING COMMITTEE

29 JULY 2024

## PRESENT:

Councillors Harvey-Coggins (Chair), Ashton (Vice-Chair), Anketell, Checkland, Cross, Evans, Mears, Marshall, Powell, Rushton, S Taylor, S Wilcox and Vernon

### 1 APOLOGIES FOR ABSENCE

Apologies of absence were received from Cllrs Salter and Galvin.

### 2 DECLARATIONS OF INTEREST

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

Councillor S.Wilcox declared a personal interest on agenda item no.4 Application number 22/00106/FULM as she is a ward member.

Councillor Harvey-Coggins declared a personal interest on agenda item no.4 Application number 23/01438/REMM as she attended a meeting with the developers over a year ago and listened to a presentation.

Councillor Ashton declared a personal interest in item no.4 Application number 22/00106/FULM as a speaker is known to him.

### 3 MINUTES OF PREVIOUS MEETING

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

### 4 PLANNING APPLICATIONS

The Application for permission for development were considered with the recommendation of the Planning Management & Transformation Consultant and any letters of representation and petitions of observations/representations received in association with Planning Application 23/00106/FULM and 22/01438/REMM.

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

RESOLVED: Refused.

#### Reason 1

The site is located outside of the settlement boundary identified within the Fradley Neighbourhood Plan and proposes residential development on land allocated for employment uses in the Local Plan. The proposed development conflicts with the spatial strategy set out in both the Fradley Neighbourhood Plan and the Local Plan Allocations Document and is contrary to policies CP1 (The Spatial Strategy) of the Lichfield Local Plan Strategy 2015, Policy EMP1 (Employment Areas and Allocations) of the Lichfield Local Plan Allocations Document 2019, Policy FRANP1 (Fradley Village Settlement Boundaries) of the Fradley Neighbourhood Plan 2019 and the National Planning Policy Framework.

## Reason 2

The access to the site along Horner Avenue which is a minor access way as set out in the Staffordshire Residential Design Guide is unsuitable for the quantum of development proposed and would unacceptably and detrimentally affect the living conditions of residents within Horner Avenue and other nearby properties through noise and disturbance associated with the construction period and from the coming and goings of occupiers of the proposed development. As such the proposal would conflict with the objectives of policy BE1 (High Quality Development) of the Lichfield Local Plan Strategy 2015, the Staffordshire County Council Residential Design Guide 2000 and the National Planning Policy Framework.

### Informative:

The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding, however, that it is an unsustainable form of development which conflicts with relevant development plan policies and material planning considerations including the National Planning Policy Framework. Although it has not been possible to approve this application, possible solutions were proactively considered in an attempt to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

(Prior to Consideration of the Application, Representations were made by Glen Bown (Objector) Philip Rawle (Applicant Agent) and Councillor M.Wilcox (ward member)).

23/01438/REMM - Land At Cricket Lane Lichfield

RESOLVED: Approved.

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

## **5 EXCLUSION OF PUBLIC AND PRESS**

## **6 POLICY B1 BURNTWOOD TOWN CENTRE**

Burntwood Town Centre:

### EXCLUSION OF PUBLIC AND PRESS

RESOLVED: That, as publicity would be prejudicial to public interest by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following item of business which would involve the likely disclosure of exempt information as defined in Paragraphs 1, 2, 3 & 5 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

(The Meeting closed at 8.57 pm)

CHAIR