

PLANNING COMMITTEE

12 FEBRUARY 2018

PRESENT:

Councillors Marshall (Vice-Chairman in the Chair), Mrs Bacon, Mrs Baker, Bamborough, Mrs Barnett, Cox, Drinkwater, Mrs Evans, Miss Hassall, Matthews, Powell, Pritchard, Miss Shepherd, Mrs Stanhope MBE, Strachan and A. Yeates

1. **(APOLOGIES FOR ABSENCE** were received from Councillor Mrs Allsopp, Awty and Humphreys.

2. **DECLARATIONS OF INTEREST:**

Councillor Marshall (Vice-Chairman in the Chair) declared a personal interest in Agenda Item no. 5 – Tree Preservation Order no. 400-2017 as the Objector is known to him and also a pecuniary interest in Agenda Item no. 6 – Issues Paper – Planning Application ref. 18/00078/OUTMEI.

Councillor Mrs Baker declared a personal interest in Agenda Item no. 6 – Application no. 18/00078/OUTMEI as the Applicant is known to her as they are Trustees at Lichfield Garrick Theatre.

Councillor Cox declared a personal interest in Agenda Item no. 5 - Tree Preservation Order no. 400-2017 as the Objector is known to him.

Councillor Mrs Evans declared a personal interest in Agenda Item no. 5 – Tree Preservation Order no. 400-2017 as the Objector is known to him.

Councillor Mrs Stanhope declared a personal interest in Agenda Item no. 4 – Application no. 17/01488/COU as the Applicant is known to her and a fellow Parish Councillor.

3. **MINUTES:**

The Minutes of the Meeting held on 18 December 2017 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

4. **DECISIONS ON PLANNING APPLICATIONS:**

Applications for permission for development were considered with the recommendations of the Director of Place and Community and any letters of representation and petitions together with a supplementary report of observations/representations received since the publication of the agenda in association with Planning Applications 17/01257/FUL, 17/01488/COU & 17/01708/FUL.

5. **17/01257/FUL – DEMOLITION OF BUNGALOW AND ERECTION OF A 3 BEDROOM DETACHED DWELLING AND ASSOCIATED WORKS
9 COPPICE LANE, CLIFTON CAMPVILLE
FOR MS S KERBY**

RESOLVED: That planning permission be approved subject to the conditions contained in the report of the Director of Place and

Community.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR LOUIS CLEVELEY (OBJECTOR) AND MR ANTHONY KERBY (APPLICANT'S AGENT))

6. **17/01488/COU – CHANGE OF USE OF GROUND FLOOR TO CAFÉ (A3), DIVISION OF FIRST FLOOR INTO 3NO UNITS, WITH 2NO REMAINING AS OFFICE (B1) AND 1NO UNIT CHANGE OF USE FROM OFFICES TO RETAIL (A1)
57 MAIN STREET, ALREWAS
FOR MRS J REILLY**

RESOLVED: That planning permission be approved subject to the conditions contained in the report of the Director of Place and Community.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MS SOPHIE BURNS-MACE (OBJECTOR) AND JOINTLY BY MS JANE REILLY (APPLICANT) AND MS DEBBIE GLANCY (AGENT))

7. **17/01708/FUL – RETENTION OF DETACHED GARDEN BUILDING IN REAR GARDEN
37 SLADE AVENUE, BURNTWOOD
FOR MR I ESPREY**

RESOLVED: That planning permission be approved subject to the conditions contained in the report of the Director of Place and Community.

8. **TREE PRESERVATION ORDER NO. 400-2017 – APPLICATION FOR THE REMOVAL OF TWO BEECH TREES AT 1 AUCHINLECK DRIVE, LICHFIELD, WS13 6TL**

RESOLVED: That the Planning Committee confirm the Tree Preservation order without modifications.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATION WAS MADE BY MR ROBERT WHITE (OBJECTOR))

9. **ISSUES PAPER – PLANNING APPLICATION REF. 18/00078/OUTMEI
OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING OF 184 RESIDENTIAL DWELLINGS (CLASS C3) INCLUDING SELF-BUILD PROPERTIES AND INDEPENDENT LIVING, 122 CARE AND ASSISTED LIVING DWELLINGS (CLASS C2), AND THE CREATION OF A 3,260 SQ M NEIGHBOURHOOD CENTRE, INCLUDING RETAIL UNITS AND A GARDEN CENTRE (CLASS A1), RESTAURANT (CLASS A3), GYM (CLASS D2) AND MEDICAL FACILITIES (CLASS D1), WITH ASSOCIATED WORKS (OUTLINE: ALL MATTERS RESERVED EXCEPT ACCESS).
MIDLAND PIG PRODUCERS LTD, HAY END LANE, FRADLEY, LICHFIELD, STAFFORDSHIRE.
FOR J T LEAVESLEY LIMITED**

Consideration was given to an Issues Paper relating to the proposed development.

RESOLVED: That the following issues also be addressed in the assessment of the above application:

- Consideration be given to need for protecting trees (TPO's).
- Look at conditions re: self-build units.
- Connectivity / build phasing / economic impact on viability of site/ sustainability.
- Consider opportunity for delivering bungalows on site.
- Infrastructure matters – given the former pig farm use, has the drainage been reviewed to ensure no significant contamination.
- Assurance that the care home will be delivered rather than reverting to open market housing.
- Loss of agricultural land and its sustainability in the light of an increasing population.
- Whether a suitable number of affordable homes will be delivered within the development.
- Accessibility and traffic impacts including capacity of local and strategic roads (particularly the A38 and Hilliards Cross) and suitability of any improvement works.
- Ensure that medical centre would be of adequate size, particularly in view of care home and new residents.
- Determine whether the health centre would be delivered, given other previously allocated sites within Fradley have not been erected.
- Surface water flooding consideration.
- Education/Schools capacity to be considered.

10. REVIEW OF PLANNING COMMITTEE

Consideration was given to a Report of the Director of Place and Community relating to a review of the Planning Committee. The Committee approved the following:

RESOLVED:

- (1) The reduction in the size of the Planning Committee to 15 Members;
- (2) The training of additional Members to act as permanent replacements as circumstances arise;
- (3) The hosting of Planning Committee meetings in the Committee Room on the provision that the Council Chamber will still host when larger public galleries are anticipated;
- (4) That the performance and operation of the new Planning Committee be subject to review by the Economic Growth, Environment and Development (Overview and Scrutiny) Committee after one year of its operation;
- (5) Note the above would be subject to subsequent approval by Full Council, as such changes would require amendments to the Council's Constitution.

(The meeting closed at 8.20 pm)

CHAIRMAN