

# PLANNING COMMITTEE

30 JULY 2018

## PRESENT:

Councillors Marshall (Chairman), Powell (Vice-Chair), Mrs Baker, Bamborough, Mrs Evans, Mrs Little, Matthews, Pritchard, Mrs Stanhope MBE and Strachan

## 10 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mrs Bacon, Mrs Barnett, Cox, Drinkwater and Councillor A Yeates.

## 11 DECLARATIONS OF INTEREST

Councillor Pritchard declared a prejudicial interest in relation to application 17/01629/FUL – 15 Gaiafields Road, Lichfield as he is professionally involved with the Applicant's Agent and left the room whilst this application was considered.

## 12 MINUTES OF PREVIOUS MEETING

Subject to the inclusion of apologies being added from Councillor Powell, the Minutes of the Meeting held on 2 July 2018 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

## 13 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 17/01629/FUL, 17/00016/FULM, 18/00648/FULM and 18/00931/FUL.

17/01629/FUL – Demolition of existing bungalow and erection of 1No replacement dwelling with single storey garden room  
15 Gaiafields Road, Lichfield  
For Mr A Garratt

**RESOLVED:** That planning permission be approved subject to conditions contained in the report of the Director of Place and Community, including those amended by the supplementary report.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR IAN GOODWIN (OBJECTOR), COUNCILLOR RAY (WARD COUNCILLOR) AND MR RON OLIVER (APPLICANT'S AGENT)).

17/00016/FULM – Construction of 118 two, three and four bedroom timber clad holiday and leisure lodges, layout and construction of internal site roads and parking areas, creation of play areas and internal footpaths, layout and creation of two balancing ponds, construction of a reception building with meeting space, office, fitness suite, toilets and bike hire and laying out of 2.5ha greenspace for nature conservation and leisure, including nature trail and dog walk, extensive tree planting and creation of species rich flower meadow

**RESOLVED:** That planning permission be **refused** for the following reasons:-

1. The proposals would have a detrimental impact on the safety of pedestrians and horses utilising the local highway network. The development would therefore be contrary to policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015); Policy T&M2 (Pedestrian/Cycle Access And Connections) of the Whittington and Fisherwick Neighbourhood Plan and Government Guidance contained within the National Planning Policy Framework.
2. The proposals would result in the over intensive use of the site, causing detrimental impact on the character of the rural area. The development would therefore be contrary to Core Policy 3 (Delivering Sustainable Development), and policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015); Policy D1 (The Design of New Development) and D2 (Reflecting Local Character and Design in new development) of the Whittington and Fisherwick Neighbourhood Plan and Government Guidance contained within the National Planning Policy Framework.
3. The proposals would cause harm to biodiversity found within the local area. The development would therefore be contrary to Core Policy 13 (Our Natural Resources) and Policy NR3 (Biodiversity, Protected Species and their Habitats) of the Lichfield District Local Plan Strategy (2015); and the Biodiversity and Development Supplementary Planning Document; Policy NE&L2 (Biodiversity and Habitats) of the Whittington and Fisherwick Neighbourhood Plan and Government Guidance contained within the National Planning Policy Framework.
4. The proposals by reason of its siting and location would represent an unsustainable form of development in a rural area. The development would therefore be contrary to Core Policy 3 (Delivering Sustainable Development) and policy BE1 (High Quality Development) of the Lichfield District Local Plan Strategy (2015); the Rural Development Supplementary Planning Document and Government Guidance contained within the National Planning Policy Framework.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MS JULIET BARLOW (OBJECTOR - ON BEHALF OF WHITTINGTON HURST & BROOKHAY RESIDENTS ASSOCIATION), COUNCILLOR LEYTHAM (WARD COUNCILLOR) AND MR LEIGH IBBOTSON (APPLICANT)).

18/00648/FULM – Erection of 2 no. industrial buildings, earth bund and acoustic fence, retaining structures, associated roadways, yards, parking, landscaping, attenuation ponds and other related infrastructure

Liberty Park, Burton Old Road, Lichfield

For: Liberty Property UK Limited and Stoford Developments Ltd

**RESOLVED:** That;

- (1) Subject to the owners/applicants first entering into a Section 106 Legal Agreement under the Town and Country Planning Act (as amended) to secure contributions/planning obligations towards:-
  1. Highway Improvement Works;
  2. Pedestrian Infrastructure Improvements; and
  3. Travel Plan Monitoring Sum.

- (2) If the S106 legal agreement is not signed/completed by the 30 October 2018 or the expiration of any further agreed extension of time, then powers 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.

Planning permission be approved, subject to conditions contained in the report of the Director of Place and Community, including those amended by the supplementary report.

18/00931/FUL – Removal of condition 8 and variation of condition 2 of planning permission 17/01366/COU with regards to the removal of 1no parking space  
The Old Forge, 1 Manor Road, Kings Bromley, Burton upon Trent, Staffordshire. DE13 7HZ  
For Mr J Crockett

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

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MS JANET HODSON (APPLICANT'S AGENT)).

**14 ISSUES PAPER - PLANNING APPLICATION REF. 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) LOCATION: LAND OFF BROWNS LANE, TAMWORTH**

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 should be given to alternative access points, rather than Browns Lane.
- Noted traffic problems experienced in the area – so traffic surveys needed which take into account other committed developments in the area, including the monitor and manage approach at other nearby developments.
- Consider matters related to prematurity, as this is not in the Local Plan.

**15 CONFIRMATION OF TREE PRESERVATION ORDER NO. 409-2018 - TREES AT HOMELEIGH, CROFT FARM AND SHENSTONE HOUSE, SHENSTONE WOODEND, LICHFIELD, STAFFORDSHIRE. WS14 0LF**

Confirmation of Tree Preservation Order No. 409-2018 – Trees at Homeleigh, Shenstone Woodend

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

**16 CONFIRMATION OF TREE PRESERVATION ORDER NO. 412-2018 - TREES AT HOMESTEAD, 8 THE BECK, ELFORD, TAMWORTH, STAFFORDSHIRE. B79 9BP**

Confirmation of Tree Preservation Order No. 412-2018 – Trees at Homestead, 8 The Beck, Elford, Staffordshire. B79 9BP

**RESOLVED:** That the Planning Committee confirm the Tree Preservation order with modifications.

(PRIOR TO CONSIDERATION OF THE APPLICATION, REPRESENTATIONS WERE MADE BY MR BEN CRUTCHLEY (SITE OWNER)).

(The Meeting closed at 8.57 pm)

CHAIRMAN