

PLANNING COMMITTEE

29 OCTOBER 2018

PRESENT:

Councillors Marshall (Chairman), Powell (Vice-Chair), Mrs Baker, Bamborough, Mrs Barnett, Cox, Mrs Evans, Matthews, Pritchard, Mrs Stanhope MBE and A Yeates

21 APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs Bacon, Drinkwater and Strachan.

22 DECLARATIONS OF INTEREST

Councillor Mrs Stanhope MBE declared a personal interest in relation to applications 18/00486/FULM and 18/01142/OUT as she is a Member of the relevant Parish Council.

Councillor Yeates declared a disclosable pecuniary interest in relation to application 18/01206/FUL as he was the applicant and removed himself from the committee during consideration.

23 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on the 3 September 2018 previously circulated were taken as read, approved as a correct record and signed by the Chairman.

24 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 18/00486/FULM, 18/01142/OUT, 18/00625/FUL, 18/00913/FUL & 18/00914/LBC, 18/01148/COU, 18/01372/FUL and 18/01206/FUL

18/00486/FULM - Erection of 63 dwelling houses and a 90 bed residential care home with associated parking, highways, landscaping and public open space
Bridge Farm, Bridge Farm Lane, Fradley
For: Accord Housing Association

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

(1) Subject to the owners/applicants first entering into a Section 106 agreement under the Town and Country Planning Act (as amended), to secure contributions/planning obligations towards:-

1. The formation of a maintenance management company to maintain the Open Space, Community Areas and any unadopted roads;
2. Contribution towards Primary Education School Infrastructure;
3. Contribution towards enhancement of public transport services; and
4. Framework Travel Plan Monitoring Fee.

- (2) If the S106 is not signed/completed by the 1 February 2019 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.

18/01142/OUT - Erection of a detached dwelling (outline application relating to access and layout)

Elford Cottage, 26 Church Lane, Fradley

Applicant: Mr A Hadfield and Mrs L Sewell

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

18/00625/FUL - Erection of 3no. four bedroom dwellings and associated works including demolition of existing dwelling

15 Fox Lane, Alrewas, Burton upon Trent, Staffordshire

For: Mr G Hale

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

18/00913/FUL & 18/00914/LBC - Replacement of tiled roof with thatched roof, removal of rear bay porches; single storey glass extension to rear, infilling of first floor gable window; replacement of timber window with double glazed timber painted windows; replacement of 2no dormers to front elevation and the addition of 1no new dormer (3 in total); creation of new access and demolition of existing concrete outbuilding and erection of replacement outbuilding to form office and store

70 Main Street, Alrewas

For: Mr and Mrs Ryder

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 MR PHILLIP MAYLING (OBJECTOR), MS DEBBIE GLANCY (AGENT) AND MR TOBY RYDER (APPLICANT))

18/1148/COU - Change of use of land to become additional garden space

10 Metcalf Close, Burntwood

For: Mr and Mrs Cockerill

RESOLVED: That planning permission be refused for the following reason:-

The proposed development would lead to an unacceptable erosion of Public Open Space, which would result in the loss of amenity of this area, contrary to Core Policy 10 (Healthy and Safe Lifestyles) of the Lichfield District Local Plan Strategy 2015 and government guidance contained in the National Planning Policy Framework (2018).

18/01372/FUL - Single storey extension to rear to form gym, dining area and family area with internal alterations and remodelling
53 The Pines, Lichfield
For: Mr A White

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

18/01206/FUL - Single storey extension to rear to form living room
91 London Road, Canwell
For: Mr A Yeates

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

(COUNCILLOR YEATES DECLARED A DISCLOSABLE PECUNIARY INTEREST AS THE APPLICANT AND REMOVED HIMSELF FROM THE MEETING DURING CONSIDERATION OF THIS APPLICATION)

- 25** Issues Paper - Planning Application Ref. 18/01217/OUTFLM - Hybrid Planning Application comprising outline planning application (with all matters reserved except access points to Cricket Lane) for the construction of up to 520 dwellings, and up to 10.73 hectares for employment uses (use Classes B1/B2/B8), with comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable drainage infrastructure including balancing ponds, and other associated ancillary infrastructure and ground remodelling; and full planning application for the construction of a 3,8865 sqm (GEA) class B1C/B2/B8 unit with ancillary office space, access off London Road, including car parking, servicing, drainage works, earthworks and other ancillary works
Location: Land at Cricket Lane, Lichfield

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:-

- Highways impact including visibility of access at nearby roundabouts, HGV movement at industrial element of the site and routing away from the city centre; and standard of access due to scale of proposals;
- Facilities and infrastructure impact especially on primary education;
- Height of industrial units;
- Impact on the canal;
- GP provision;
- Retaining of hedges;
- Mitigation of noise from A38 for residents; and
- Light pollution from industrial element.

- 26** Issues Paper - Planning Application Ref. 18/01303/FULM - Proposed gas fired electricity generating facility (generating up to 49.99 MW of electricity) including formation of new access road and associated structures/facilities.
Issues Paper - Planning Application Ref. 18/01423/FULM - Formation of new access road to serve proposed gas fired electricity generating facility (generating up to 49.99 MW of electricity)
Location: Land North of Bellamour Lane, Colton, Rugeley

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

RESOLVED: That no additional issues to those set out in the Issues Paper were raised by the Committee

27 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 **Paragraph 3 of Part 1 of Schedule 12A** of the Local Government Act 1972 as amended.

IN PRIVATE

28 ENFORCEMENT MATTERS - UPDATE REPORT

The Committee received a summary of progress and reports on current enforcement matters where a formal Notice has been served.

RESOLVED: That the information received be noted.

(The Meeting closed at 8.05 pm)

CHAIRMAN