

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting
held on Thursday 11th January 2024 at 7.30pm.

Present: Cllrs. N. Crawley (chairman); S. Browne; P. Till; C. Davies; J. Burkinshaw.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Three.

1. Apologies and approval of absence.

None.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. None made.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 14th December 2023 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The Chairman signed the minutes.

4. To consider planning applications as below.

a) 23//01336/COU - (Change of Use). Woods Farm , Wood End Lane, Fradley, Lichfield. Change of use of existing agricultural building and surrounding land to container storage (self-storage).

After discussion and consideration the clerk was asked to make the following comments to LDC.

The parish council is concerned that, due to the height of the container units, they may be visible from the highway and may not fit in with the street scene. To alleviate this could consideration be made to install suitable natural screening?

b) 23/00751/FUL. Yew Tree House, Lichfield Road, Hanch, Lichfield. Proposed Operational Development associated with Prior notification Ref 23/00268/PNC for the Change of use of an agricultural building to a flexible use within Commercial/Business/Service (Use Class E) for use as an office.

After consideration Cllr. Cox said he would speak to the planning officers about this application.

5. Other planning matters.

23/00324/FUL – Erection of new pergola and associated lighting and heating - Granted at The Royal Oak

Signed _____ (Chairman) Date 8th February 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting
held on Thursday 8th February 2024 at 7.30pm.

Present: Cllrs.J. Burkinshaw.(Vice chairman); S. Browne; P. Till.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Five

1. Apologies and approval of absence.

Cllrs. N. Crawley; C. Davies.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. Cllr. Till on item 5 (a)

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 11th January 2024 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The Vice Chairman signed the minutes.

4. To consider planning applications as below.

a) 24/00116/FUH - 21 Manor Road - Construction of an oak frame (single storey) open side garden loggia with a double pitch tiled roof

After consideration the council had no comments to make on this application.

5. Other planning matters.

a) 23/00516/FUH – 29 Alrewas Road. Refused. Cllr. Till expressing his comments as a near neighbour and member of the public, gave a brief resume of his attendance at the planning committee meeting and the various decisions made about the application. There is a possibility that the applicant may appeal the decision.

(b)23/00751/FUL – Yew Tree House. Granted.

Signed _____ (Chairman) Date 14th March 2024.

KINGS BROMLEY PARISH COUNCIL

**Minutes of the Planning Advisory Committee Meeting
held on Thursday 14th March 2024 at 7.30pm.**

Present: Cllrs. N. Crawley (chairman); C. Davies; .J. Burkinshaw; S. Browne; P. Till.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Four.

1. Apologies and approval of absence.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. None made.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 8th February 2024 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The chairman signed the minutes.

4. To consider planning applications as below.

a) None received.

5. Other planning matters.

None.

Signed _____ (Chairman)

Date 11th April 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Thursday 11th April 2024 at 7.30pm.

Present: Cllrs. N. Crawley (chairman); C. Davies; .J. Burkinshaw; S. Browne; P. Till.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Seven.

1. Apologies and approval of absence.

None.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. None made.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 14th March 2024 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The chairman signed the minutes.

4. To consider planning applications as below.

a) 24/00344/PND – Barn at Yew Tree Farm, Lichfield Road – Change of use of agricultural buildings to form 3 No. dwelling houses.

After consideration the council had no comments to make on this application.

5. Other planning matters.

a) 24/00116/FUH – 21 Manor Road – Granted.

b) 23/01314/FULM – Vicars Coppice Farm, Wood End Lane – Refused.

Signed _____ (Chairman) Date 9th May 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Thursday 9th May 2024 at 7.30pm.

Present: Cllrs. N. Crawley (chairman); J. Burkinshaw; S. Browne; P. Till.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Six.

- 1. Election of Chairman and Completion of Declaration of Acceptance of Office.**
Cllr. Till nominated and proposed Cllr. Crawley and Cllr. Browne seconded the nomination. Cllr. Crawley accepted the nomination. No other nominations were made. All were in favour and Cllr. Crawley was duly elected.
- 2. Election of Vice Chairman and Completion of Declaration of Acceptance of Office.**
Cllr. Browne nominated and proposed Cllr. Burkinshaw and Cllr. Crawley seconded the nomination. Cllr. Burkinshaw accepted the nomination. No other nominations were made. All were in favour and Cllr. Burkinshaw was duly elected.
- 3. Apologies and approval of absence.**
None.
- 2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda.** None made.
- b) Clerk to report any written requests for dispensations in respect of items on this agenda.** None received.
- 3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 11th April 2024 is a correct record**

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The chairman signed the minutes.

- 4. To consider planning applications as below.**

None.

- 5. Other planning matters.**

There was a brief discussion about work being undertaken at The Wharf with land being cleared. Little is know about this and no formal notification has come to the Council.

Signed _____ (Chairman) Date 13th June 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Thursday 13th June 2024 at 7.30pm.

Present: Cllrs. N. Crawley (chairman); J. Burkinshaw; S. Browne; P. Till.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Six

1. Apologies and approval of absence.

Cllr. Mrs. Y. Sheldon.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. None made.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 9th May 2024 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The chairman signed the minutes.

4. To consider planning applications as below.

a) 24/A0129/TCA - Bromley Hall, Manor Park – crown lift of 8 conifer trees and fell Elm. b) 24/A0139/TCA – 2 Yoxall Road - crown reduction. c)24/A0146/TCA – 18 Beech Ave – tree works.

The council had no comments to make on the above tree work applications other than to request that new trees are planted to replace those felled. Clerk to make the request to LDC **Action: Clerk.**

d) 24/00640/FUH – 7 The Croft – rear extension and dormas.

The council had no comments to make on this application.

5. Other planning matters.

a) 23/01336/COU – Woods Farm, Wood End Lane – Change of use – Refused.

Signed _____ (Chairman) Date 11th July 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Thursday 11th July 2024 at 7.30pm.

Present: Cllrs. N. Crawley (chair); J. Burkinshaw; S. Browne; P. Till.; Cllr. Mrs. Y. Sheldon.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Five

1. Apologies and approval of absence.

None.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. Cllr. Till on 5 a below as he is a near neighbour and has made his own representation.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 13th June 2024 is a correct record

It was agreed that the minutes of the planning advisory committee meeting held on the date above are signed as a true and correct record. All in favour. The chairman signed the minutes.

4. To consider planning applications as below.

a) 24/00706/CLE – Land at Kings Bromley Wharf, Riley Hill. LDC – continued use of site as service wharf connected to canal.

The council had no comments to make on this application.

b) 24/00720/OUTM – Land adjacent, Lichfield Road - Outline planning application (all matters reserved except for access and layout) for up to 100 Extra Care units (C2) with ancillary communal space, landscaping, associated infrastructure and access from Lichfield Road

The chairman outlined briefly what the application consists of and indicated that, due to the size and complexity this would be fully discussed at an extraordinary sub committee meeting scheduled for 16th July at 7.30pm.

5. Other planning matters.

a) 24/00005/ REF - Appeal notification - 29 Alrewas Road, Kings Bromley.

Inspectorate Appeal Ref No: APP/K3415/D/24/3341056

Linked Inspectorate Cases: APP/K3415/X/24/3341064

Cllr. Till spoken about the history to this application and intimated that he, out of his own pocket, will be having undertaken a Heritage Survey. After consideration the clerk was asked to reiterate its original comments in respect of this application but to also include reference to the conservation area and any impacts a positive decision would have on similar applications in that conservation area. It was also pointed out that access to the site is complex and that the use of adjacent land and or property without consent would possibly prevent the proposed structure from being off loaded from a lorry.

Clerk reported to the Inspectorate as below:

The above application was again discussed at length at the parish council meeting on 11th July.

The council again strongly objects to this proposal to either install a mobile home or sectional prefabricated building at the applicant's address. This is a conservation area and is not in keeping with other buildings in the area. There is a concern that if this application is allowed then it would open the way for similar applications throughout the conservation area. It does not fit within the street scene. The development will be clearly visible from the main Alrewas Road, village hall and other nearby surrounding dwellings in particular 32 Leofric Close. There is also concerns about access to the main A513. It is felt that the proposal constitutes 'in-fill' development and would be seen to create overcrowding in this pleasant residential area.

Signed _____ (Chair) Date 8th August 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Extraordinary Planning Advisory Committee Meeting
held on Tuesday 16th July 2024 at 7.30pm,
Kings Bromley Village Hall.

Parish Councillors: Cllrs. N. Crawley (chairman); J. Burkinshaw; S. Browne; P. Till, Y. Sheldon, (signed attendance available)
District Councillors: Cllr R. Cox, Cllr T. Marshall
In Attendance: P.Till (Took the Minutes)
Members of the public present: Cllr. Mrs. B. Panayi and 39 members of the public (names, addresses and signatures taken)

1. **Apologies and approval of absence:** Cllr. Colin Davies, Mr. I. Colclough (Clerk)
- 2a) **In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda.** None made
- 2b) **Clerk to report any written requests for dispensations in respect of items on this agenda.** None received.
3. **To consider the planning application below.**
Application No: 24/00720/OUTM - (Outline Application (Major))
Applicant: Mr Conal Dowling. Location: Land Adjacent, Lichfield Road, Kings Bromley, Burton Upon Trent
Proposal: Outline planning application (all matters reserved except for access and layout) for up to 100 Extra Care units (C2) with ancillary communal space, landscaping, associated infrastructure and access from Lichfield Road
Deadline for comments: 31 July 2024.

Cllr Neil Crawley introduced the Application proposal,
The applicant Mr Conal Dowling works for the developers Eaglebeam Ltd, a family run business in Coventry with 3 Directors (Charles Noel McLean, Adrian John McLean and Noel McLean) and Secretary Mary Christine McLean.

Eaglebeam are developers, not builders so it is inevitable that Contractors (unknown) will be employed to construct the Retirement Village.

The Retirement Village of up to 100 C2 units (88 described on plans) built as 1, 1.5, 2 storey apartments, bungalows, cottages and includes central services (restaurant, swimming pool, gym, spa and GP Services). See document reference "2989-_MANOR_PARK_KINGS_BROMLEY_-_DAS_REV_A.PDF-1044311" for details.

The site comprises 15.65 acres, which is 3x the size of the show field, and 100 units representing 14.3 % increase in housing in KB. This is low density development that is exempt from social housing constraints.

The pre-application submission (28th December 2022) was found to have a number of shortcomings listed by LDC planning dept in the published planning statement. Some have been mitigated but many have not. The application has been accelerated by the applicant due to alleged compulsory acquisition activity by HS2 for Phase 2a (March 2023) but as this phase has been cancelled this need is no longer relevant. Key to this application is the description of the land by the applicant as low lying and subject to flooding with the majority of land in flood zone 2 and some flood zone 3.

The applicant's flood reports using EA data shows that flood probabilities are low and mitigated by the developers plans to remove surface water into Crawley Brook. The report states it has no local data to mitigate and therefore flood compensation is not required.

Cllr Steve Brown then introduced the flood report he is working on and shared his findings with the room (read out by Yvonne Sheldon). Essentially the findings show that the land is either flooded or boggy for 8 months out of 12. When flooded the water runs across the A513 and renders the road impassable at its worst moments.

The report leads to the conclusion that the land is unsuitable to be built on.

Cllr Richard Cox stated that there were considerable reasons for refusal and that he was calling the application in so that it will be decided by the LDC Planning Committee.

He cited several aspects that were grounds for refusal:

- Outside village settlement boundary sets a precedent to become a gateway for development.
- The LDC 2040 Local Plan has no housing requirement for Kings Bromley
- The need for older persons housing claimed within the application is not accurate as LDC have other site already agreed to meet its need.
- Access onto the highway is a significant risk due to car volumes and speeds
- Inadequate parking provision on site.
- The retirement village will be available to over 55s many of whom are likely to be driving and so there will be increased traffic passing through KB.
- The central services will be available to non-occupants increasing traffic on-site further.
- Concern over overbearing development on the eastern boarder.
- There is land in flood zone 3 category and has proven over time since 2000 to flood every year.

He was particularly disappointed that there has been no pre-discussion with the community which he regards mandatory for a development of this scale.

The pre-application discussions with LDC resulted in many hitherto unmitigated concerns and he warned that this is likely to be a protracted process.

Cllr. Tom Marshall said the application was speculative and should it be refused by LDC a costly appeal process will ensue.

He also warned that the recent change in Central Government with ambitions to increase housing development, may further cause issues for refusal.

The discussion was then opened to the Public and in summary the concerns raised were:

- Inadequate Infrastructure and disbelief about on-site GP, nursing and health facilities not materialising and therefore adding to an already overburdened NHS in Rugeley, Yoxall and Alrewas. Cllr Cox stated that a 2000 housing development in Fradley realised no increase in GP services despite assurances and money allocation.
- There is no mention in the proposal of increased social services support which will be needed.
- Local resident living in Park House on Manor Park stated that the flooding comes within 40 yds of his property and real life evidence says flood report inaccurate. The resident was asked to produce photographs if available.

- In 2000 when the reservoir was released into the flood plain, water flooding down Manor road accelerated when it met the lower land of this area and poured across the A515 and into houses on the opposite side of the trunk road. Patients at the nearby care home were evacuated by the Army.
- Villagers were asked to supply photographs with any comments they wished to make in commenting to LDC Planning as this would be very effective evidence.
- Concern and disbelief in the applicants development claims of no flood impact when developments remove natural flood absorption and divert water elsewhere.
- Pathway access and street lighting to the Village along the A515 is inadequate for older pedestrians and wheelchair users.
- If the proposal is approved, KB needs average speed cameras to reduce the risk of speeding across the retirement village's sole entrance/exit.
- The proposal has many errors including statements about public footpaths that lead into private land.
- Concern that this development borders the Conservation area and harms the outlook. The suggestion of public use of facilities is an attempt to circumnavigate this harm by providing public benefit. This however will come at a cost so the benefit is not a mitigation of the harm.
- New developments have to increase biodiversity by 15%. This area is a marshland with specific marshland plants that will be destroyed by this development and if anything the biodiversity already in existence will be harmed.
- Disproportionate development for the size of KB – 14.3% enlargement – not required in LDC Local Plan to 2040.
- When asked if flooding was no longer an issue would the proposal be acceptable – the suggestion was met with resounding objection. A recent village survey conducted as part of a neighbourhood development plan found that 99% of villagers did not want any large development inside or outside of KB's settlement boundary.

Cllr Neil Crawley then brought the discussion to a close and asked for a show of hands on whether the attendees wanted the Parish Council to object to the proposal, the result was unanimously in favour of object. No-one would speak in favour of the proposal.

Cllr Paul Till agreed to put the link to the LDC Application website on mutterings so that all attendees and anyone else on mutterings could add their individual comments to LDC.

Meeting ended at 20:50 hrs.

Signed _____ (Chair) Date 8th August 2024.

KINGS BROMLEY PARISH COUNCIL

DRAFT Minutes of the Planning Advisory Committee Meeting held on Thursday 8th August 2024 at 9.20pm.

Present: Cllrs. N. Crawley (chair); J. Burkinshaw; S. Browne; P. Till.; Cllr. Mrs. Y. Sheldon.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Five.

Members of the public raised an issue regarding Application 24/00706/CLE. The committee chair said he would look into the concerns and report back directly to them.

1. Apologies and approval of absence.

None.

2.a) In accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda. Cllr. Burkinshaw on 4 (b) below as he lives next door.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. (a) To resolve that the minutes of the Kings Bromley Parish Council Planning Advisory Committee meetings on 11th July 2024 is a correct record. (b) To resolve that the minutes of the Kings Bromley Parish Council Extraordinary Planning Advisory Committee Meeting on 16th July 2024 is a correct record.

(a) The chair said that he was not prepared to sign the minutes as a true record until certain amendments were made. The clerk hand wrote the quoted amendments at the end of the submission, as made to the planning inspector.

The following paragraphs were added:

Chairman said that during the meeting he would add to the above statement (see 11th July minutes) and submit it to the clerk for submission to the inspector. This was agreed by the clerk. (In hindsight the clerk stated that this advise was a mistake and that the minutes as written above should be submitted.)

This should have been communicated to the planning committee chairman and members. The committee is a planning committee not a sub committee.

With the above amendments made the chair signed the 11th July minutes.

(b) Some minor amendments were requested in the minutes from 16th July namely: 97% not 99% had said in the neighbourhood development plan that they did not ant any large scale development inside or outside of Kings Bromley settlement boundary.

In the penultimate paragraph the word 'unanimously' should be removed and the words 'would speak' should be replaced with 'spoke' and the following words added 'It was not known how many abstentions there were'.

With these amendments made the chair signed the minutes.

The clerk went on to explain that the minutes he compiles are the same as the submission he makes to the LPA and that it was important that these two sets of words mirrored each other. It would not be his remit to expand upon the minutes as those submitted may then have been taken out of context and not reflect entirely what the council decision was / is.

4. To consider planning applications as below.

a) 24/A0169/TCA (Trees)- Mrs Sheila Crittenden, Manor Croft, Manor Park - English Oak - remove to ground level.

This application was added by mistake and had already been decided. The clerk apologised.

b) 24/00811/FUH - 62 Alrewas Road - Erection of two storey new porch, erection of a single storey extension and conversion of existing attached garage to form kitchen.

After discussion the clerk was asked to reply to LDC as below:

“The council is concerned that there appears to be no provision for parking spaces inside the existing curtilage.”

(c) 24/00780/FUH - 2 The Croft - Demolition of existing single storey rear extension, erection of replacement single storey rear extension and internal alterations.

The council had no comments to make on this application.

(d and e) 24/00813/LDC and 24/00794/FUL – Richard Crosse School – replace windows.

The council had no comments to make on this application.

5. Other planning matters.

a) 24/00640/FUH – 7 The Croft - GRANTED

Signed _____ (Chair) Date 17th September 2024.