

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.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Extraordinary Meeting held on

Tuesday 27th August 2024 at 7.30p.m. at Kings Bromley Village Hall

Note - corrections to the these minutes will be recorded in the minutes for the following month

Present: Cllrs N Crawley (Chair); J Burkinshaw (Vice Chair); S Browne; C Davies; P Till;
B Panayi; Y Sheldon
Minutes taken by Yvonne Sheldon.

Public: No members of the public were present

1. Apologies and approval of absence

I Colclough (Clerk)

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.

3. To consider the planning application below

Application No. SCC/24/0086/EIA-SCO - Land at Pyford Brook Quarry

The current quarry will be exhausted by 2028/29 and under the Staffordshire Minerals Local Plan in place it is valid until 2030. The existing quarry is currently operated solely by Cemex supplying HS2 until 2027. It is proposed to join with Tarmac and will then be supplying RMC and aggregates to the wider open market.

	Current	Proposed
Size	32.2 Hectares 79.5 Acres	138.7 Hectares 342 Acres (incl.existing quarry)
Extraction	300,000 Tonnes pa	900,000 Tonne pa
Working Hours (Mining does not take place on Saturdays)	Mon - Fri 7.00 - 18.00 Sat - 7.00 - 13.00 Closed Sunday and BH	Mon - Fri 7.00 - 18.00 Sat - 7.00 - 13.00 Closed Sunday and BH
Transport	170 (Trucks (incl deliveries) In and Out of the site daily	Typical Operation - 366 Total movements Potential Maximum Operation - 542 Total movements In and Out of the site daily

Mining	Wet and dry methods	Wet and dry methods
--------	---------------------	---------------------

Discussed and agreed we approach Dave Robertson Lichfield MP for his support.

Although it was agreed that the planning consent is likely to be achieved by Tarmac/Cemex the following concerns/objections were raised:

Transport

- Kings Bromley is a 'T' junction village and therefore turning left/right on to the A 515 / A513 is/can be currently problematic. There is no actual data to confirm the amount of trucks (and sub contractors) currently travelling through Kings Bromley. However it was unofficially reported that 23 Cemex trucks have passed through the village in one day. It was suggested that a traffic survey is carried out by volunteers (4 people currently stepped forward – names withheld) residents of Orgreave to monitor traffic flow leaving and entering the site.
- Advise County Council and HS2 that the widening of Wood End Lane should be accelerated so that the A513 road classification can be reduced and a weight restriction added to prevent all 7.5T lorries travelling from Orgreave to Kings Bromley and vice versa. Can LDC be approached to see if any CIL money can be directed to this area to help achieve this;
- An actual clause put in the planning policy that traffic is not allowed to turn left from the site;
- CCTV be installed at certain junction points (Kings Bromley, Orgreave and Alrewas junctions/cross-roads) to ensure that the traffic flow and weight restrictions are being adhered to;
- A new speed restriction of 40mph to be introduced along the A513 after the site entrance.

Environment

- Concern over dust clouds entering the village of Kings Bromley when minerals are being extracted. Cemex/Tarmac need to demonstrate how they intend to reduce air quality pollution;
- Increase in diesel fumes and noise with the extra traffic flow;
- Restoration of the quarry should be itemised as it would appear that the current policy is to return the used up quarry sites to wetlands/nature reserves as this appears to be the cheaper/easier option.

Employment

- The company/ies will not be using any local people for any jobs at the site.

Mitigation

- Are Cemex/Tarmac offering anything to help reduce the impact on Kings Bromley? On the A515 Lichfield Road and Yoxall Road (either end of the village) would benefit from improved street lighting and pavement constructions.

Kings Bromley Parish Council have been approached by the Alrewas Planning Committee to attend their meeting on 4th September at 6.00pm at the Alrewas Village Hall. It was agreed that we should support neighbouring Parish Councils. Cllr N Crawley and Cllr J Burkinshaw have agreed to attend.

4. To consider the planning application below

24/00886/FUL - Yew Tree House, Lichfield Road, Armitage

No objections

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Tuesday 17th September 2024 at 9.55pm.

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

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Three plus Cllrs. Panayi and Davies

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.

Cllr. Y. Sheldon (Family commitments).

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 8th August 2024 is a correct record. (b) To resolve that the minutes of the Kings Bromley Parish Council Extraordinary Planning Advisory Committee Meeting on 27th August 2024 is a correct record.

It was agreed that the minutes of the planning advisory committee meeting held on 8th August are signed as a true and correct record. All in favour. The chairman signed the minutes.

Two amendment were requested to the minutes from 27th August.

Under the heading 'transport' line 1 – add A515 / A513.

In the same paragraph remove the names of the Orgreave residents.

With these amendment made the chairman signed the minutes. All in favour.

4. To consider planning applications as below.

a) 24/00953/FUL – Land at Lupin Farm – erection of Coach House and garage.

After discussion the council had no specific comments to make on the application but the clerk was asked to contact LDC to express concerns about the possible over development of the site.

5. Other planning matters.

a) Woods Farm, Wood End Lane - GRANTED b) 2 The Croft – GRANTED c) 62 Alrewas Road – GRANTED.

Signed _____ (Chair) Date 10th October 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Tuesday 10th October 2024 at 7.30pm.

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

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Three plus Cllrs. Panayi and Davies.

The chairman informed those present that this evenings meeting was being recorded electronically.

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 5 (d) 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 17th September 2024 is a correct record.

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

4. To consider planning applications as below.

a) Application No: 24/01055/FUH - (Full Application (Householder)). Applicant: Ms Bina Wilkes. Location: Shaw House , Shaw Lane, Hanch, Lichfield. Proposal: Erection of a two storey side extension, A glass link building, First floor extension above existing annex, Single storey rear extension, Alteration to existing openings and installation of roof lights.

After discussion the council had no objection or comments to make on this application.

b) Application No: 24/01000/CLE - (Certificate of Lawfulness – Existing). Applicant: Land and Water. Location: Bromley Hayes Garden Centre , Shaw Lane, Rileyhill, Lichfield. Proposal: Certificate of Lawfulness (Existing): Commencement of development to planning permission 20/01836/COUM has been lawfully undertaken.

Cllr. Cox informed the meeting that this 'new' application addresses issues from the original that was refused. Discussion took place around those issues. The major concerns mentioned included; additional vehicle movements (around 1000 per day) from plant entering and leaving the site directly on to the A515 which has a national speed limit. If these vehicles turn northerly they will pass through the village and Yoxall using roads that are not suitable for long vehicles. Also additional cars used

by employees. It was thought that it unlikely that this development will create additional jobs for local people. Could these vehicles be routed to the south only? Mention was made of possible drainage issues due to there being large hard surface areas. There is concern that surface water and contaminated run off could find its way in to the nearby canal.

After summarising these points the clerk was asked to respond to LDC as follows.

Notwithstanding the Inspectors report, the parish council objects to this application. It is very concerned about many issues that may not have been addressed. Reference is made to around 100 lorry movements per day, some of which may be low-loaders and long. If these vehicles are permitted to turn north along the A515 they will need to negotiate the difficult cross roads in Kings Bromley where a turn to the A38 along Alrewas Road would be impossible to make safely. Should these vehicles proceed along the A515 they would need to negotiate the narrow right angled bends in Yoxall village centre. The A515 outside the application site has a national speed limit and, although visibility splays are shown on the drawings, the slow turning speeds of articulated lorries would still present a significant risk to travellers on the main road.

The council is very concerned about pollution from stored vehicles and run off from the large hard surfaced areas, with the possibility, in times of heavy rain, that these pollutants will be carried into the nearby Bourne Brook and other watercourses including the canal. This could have a far reaching environmental impact.

The council feels strongly that the local planning authority should call this application in to be considered by the full planning committee. All were in favour of this.

It was suggested that the parish council hold an extraordinary meeting to further discuss this application. All were in favour. This needs to be done before 27th October. Clerk to arrange. **Action: Clerk.**

Cllr. Till proposed bringing in a specialist planning consultant but this was not seconded.

5. Other planning matters. Appeal

a) Land At: Vicars Coppice Farm, Wood End Lane, Fradley, Lichfield. Proposed Development: Appeal against the refusal of 23/01341/FULM for the erection of a replacement commercial building, change of use of land from agriculture to mixed use of haulage yard and open storage (extension of approved external storage area), and formation of new vehicular access (previously approved).. Appeal Starting Date: 26th September 2024. Appellants Name: Mr A McGuffie. Type of Appeal: Written Representation. Inspectorate Appeal Reference No: APP/K3415/W/24/3348555. LPA reference number: 24/00013/REF

The chair invited comments on this appeal notification. Cllr. Cox comments that so far LDC has a good record of the Inspector upholding their decisions. That is not to say that things might change. The personnel at the LDC planning department has changed and they are getting the right results. It is hoped that the Inspector will again support the authority and refuse the application again. Previous comments, objections etc. will be forwarded to the Inspector again. Anything new can be added. The hearing will be by written statements.

After discussion it was decided that the previous comment made by this council would suffice, No further action required.

b) **Decision** – Tree Notification – 24/A0275/TCA - 2 Fox Court, Kings Bromley – consent to fell Cherry tree.

c) **Consultation**. Staffordshire County Council - submission of details - Pyford Brook Quarry – SCC/24/0115/CON-PWA. This is an application to extend the working hours.

The chairman described his site visit to another quarry in Cheshire. There is to be a consultation with interested parties in the village next week. This quarry is to be the largest that Tarmac will operate. All lorries will be tracked and not pass into Kings Bromley. This will apply to sub contractor too. There will sand and aggregate quarried and there will be a concrete plant.

After discussion the clerk was asked to reply to SCC stating that this council requires confirmation that all lorries leaving the site turn east along the A513 towards the A38. This was proposed by Cllr. Till and seconded by Cllr. Browne. All in favour. Clerk to report to SCC. **Action: Clerk.**

d) **Update** – 24/00811/FUH - 62 Alrewas Road – LDC involvement. Discussion took place around the large wall and pool house that has been constructed at the property. The wall has now been lowered but the pool house does not seem to have had planning approvals. Cllr. Crawley has spoken with Cllr. Marshall and the enforcement officer at LDC (James Hyde). He said that if the wall is no higher than 1m and 2m back from the highway then it can be done under permitted development. After discussion the council said they were not happy with this decision and ask the clerk to write to Mr. Hyde stating that the wall did not fit with the street scene and that it would seem that the pool house had not had the necessary permissions. **Action: Clerk.**

The meeting closed at 8.55pm

Signed _____ (Chair) Date 14th November 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Extraordinary Planning Advisory Committee Meeting held on Thursday 24th October 2024 at 7.30pm.

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

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Three.

The chairman informed those present that this evenings meeting was being recorded electronically.

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 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. To consider planning applications as below.

a) Application No: 24/01000/CLE - (Certificate of Lawfulness – Existing). Applicant: Land and Water. Location: Bromley Hayes Garden Centre, Shaw Lane, Rileyhill, Lichfield. Proposal: Certificate of Lawfulness (Existing): Commencement of development to planning permission 20/01836/COUM has been lawfully undertaken.

And

Application No: 24/00999/FULM - (Full Application (Major)). Applicant: Land and Water. Location: Bromley Hayes Garden Centre, Shaw Lane, Rileyhill, Lichfield .Proposal: Demolition of the existing building consisting of a retail garden centre (Class E) to facilitate the redevelopment of the site to provide a mixed use of offices, plant storage and ancillary industrial and Research and Development uses (Resubmission of Planning Application 22/01126/FULM).

A draft first response to LDC had been circulated to all councillors and copies made available to the public in attendance. It was suggested that the council response is made using bullet points. The following points were raised as concerns.

- Lorry movements. It is suggested that there may be around 100 movements per day, some of which will be large articulated load-loader vehicles that may require police escort.
- Traffic. The entrance to the site is shown to be around 100m from the existing crossroads where Shaw Lane / Common Lane crosses the A515. The A515 is a primary route with a national speed limit of 60mph.

- Local villages. The A515 passes through both Kings Bromley and Yoxall both of which either have narrow right angled bends or busy crossroads.
- Surface Pollution. Large hardstanding areas are indicated on the plans. Surface run-off is a concern,
- Noise Pollution. The maintenance area is likely to create extraneous additional noise whilst vehicles are being manoeuvred and maintained.
- Light Pollution. The extensive maintenance area will be lit, possible throughout the night. How might this affect wildlife.
- Environmental damage. Mature trees will be removed and take decades to re establish.
- Public transport. There is currently no suitable public transport.
- LDC Strategic plan. This site is not in the plan.

After much discussion amongst councillors and the general public present the clerk was asked to submit the following response to LDC and to include the above bullet points.

The parish council would comment as below on the Application 24/00999/FULM.

Notwithstanding the Inspectors report, the parish council objects to this application.

It is very concerned about many issues that may not have been addressed. Reference is made to around 100 lorry movements per day, some of which may be low-loaders and long and some may require police escort.. If these vehicles are permitted to turn north along the A515 they will need to negotiate the difficult cross roads in Kings Bromley where a turn to the A38 along Alrewas Road would be impossible to make safely. Should these vehicles proceed along the A515 they would need to negotiate the narrow right angled bends in Yoxall village centre.

The A515 outside the application site has a national speed limit and, although visibility splays are shown on the drawings, the slow turning speeds of articulated lorries would still present a significant risk to travellers on the main road. The site entrance is located a short distance from an existing crossroads and this in itself could cause an issue with vehicles turning at the same time. This crossroads is used as a crossing point for ramblers and cars using the road as a short cut during peak times.

The council would like to see a 30mph speed limit in place on the A515 such that it covers the site entrance and the nearby crossroads (Shaw Lane / Common Lane).

The council is very concerned about pollution from storm run-off, lighting and noise. Stored vehicles and those being maintained will create run off from the large hard surfaced areas, with the possibility, in times of heavy rain, that these pollutants will be carried into the nearby Bourne Brook and other watercourses including the canal. This could have a far reaching environmental impact. The Bourne Brook often runs at capacity and several times in the recent past has

flooded the A515 nearby. Any increase in flows from run-off from the development can only make things worse.

The maintenance area will no doubt be lit day and night and the council is concerned about light pollution affecting local residents and wildlife especially the local bat populations.

The maintenance activities will also create additional noise pollution with vehicles being moved around possibly during the night.

A major concern is the environmental damage caused by the removal of several mature trees and shrubs. Though the plans indicate that these trees will be replaced it will take several decade until they establish themselves and mature to the levels they are at present.

The council is concerned that there is no public transport serving the site and the 'cycle to work' policy would therefore be flawed.

Finally this proposal does not appear to be included in the LDC Strategic Plan.

Due to the major concerns listed above the parish council would ask that this application is 'called in' by LDC for a decision to be taken by the District Councils Planning Committee.

All were in favour of this.

4. Other planning matters. Appeal

Councillors then commented on the work being undertaken at 62 Alrewas Road. A reply from LDC (James Fox) had been seen by all. Councillors were not happy with that response and ask the clerk to contact Mr. Fox to arrange a site meeting to discuss his comments. A copy of the email to him to be sent to the Head of Planning at LDC.

The concern was that this work may or could set a precedent. The work being done is out of character and does not fit with the existing street scene. Some of building work appears to have taken place over existing tree roots. Concern was raised about light pollution and possible effects on bats.

The below was drafted and sent by the clerk to LDC:

I refer to the above property and the work that is being undertaken and thank you for your recent reply concerning this matter.

Last evening the Parish Council planning committee met to discuss another application but at the end of the meeting under 'other planning matters' mention was made of the work being done at 62 Alrewas Road.

All Councillors present again raised concerns and were not entirely in agreement with the comments made in your email dated 15th October. Although part of the outside wall has been reduced in height along Vicarage Lane, it appears from your email that the homeowner's intention is to build the section fronting Alrewas Road at a greater height. Our understanding is also that such a permanent structure should not be built

under the canopy of a tree, whereas in this instance the wall passes immediately adjacent to the rear of the trunk, the roots of which were exposed prior to the concrete foundation being poured over them. We are aware that the area at the junction of Alrewas Road and Vicarage Lane floods in times of heavy rain and the introduction of this wall will inhibit what run off there was previously.

We feel that apart from anything else the finished wall, or indeed at its current height part way through construction, is extremely incongruous and not in any way in keeping with the street scene. We believe that LDC are able to use this alone as a reason for concern.

With reference to the Planning Permission for the other works either in hand or to be completed, as previously mentioned this does not show the 'pool house' that has been constructed in the rear garden. This is of considerable height, particularly when taking account of the pitched roof, and does not align with adjacent properties. I know that you said that you would be visiting to inspect this and would ask if this has taken place? In any case we would like the opportunity for two councillors to meet you on site so that we can discuss the matter further, which I am sure you will appreciate is of great concern to the Parish Council and may set a precedent if allowed to continue.

I have been asked to copy this email into the Head of Planning.

The meeting closed at 8.55pm

Signed _____ (Chair) Date 14th November 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Tuesday 14th November 2024 at 7.30pm.

Present: Cllrs. J. Burkinshaw (vice chair); S. Browne; Mrs. Y. Sheldon.

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Seven plus Cllrs. Panayi and Davies.

Public forum.

Mr. Humpage, a resident, then spoke about the possible breaches of planning permission at The Wharfe where the business proprietors have erected a large sign on the building and one on the road bridge. He has spoken to Claire Saint at LDC who has passed his complaint to the Enforcement Team. He has heard nothing since and wondered if the parish council could help. There is also heavy plant operating next to the canal bank and this could cause a collapse. After discussion it was suggested that the clerk contacts LDC Enforcement Team to determine what action, if any, they are taking.

Action: Clerk.

1. Apologies and approval of absence.

Cllrs. N. Crawley (holiday) and P. Till (holiday).

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 5 (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 10th October 2024 is a correct record. (b) To resolve that the minutes of the Kings Bromley Parish Council Extraordinary Planning Advisory Committee Meeting on 24th October 2024 is a correct record.

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

4. To consider planning applications as below.

a) **Trees.** 24/A0302/TCA 34, Alrewas Road – fell one tree and crown reduction on three others.

b) 24/01146/LBC – Canal and Rivers Trust - Works to Listed Building to enable alterations to Lock 19 (Lock ladder alterations) and Lock 20 (Refurbishment of composite bottom lock gate, Widening of ladder recess in the lock chamber and installation of a ladder, Change of lock beam to the Trent & Mersey style of beam- to replace the Shropshire Union style)

After discussion the council had no comments to make on these applications.

5. Other planning matters.

a) **Approved.** 24/00953/FUL - Land At Lupin Farm, Alrewas Road. Erection of a coach house and garage.

b) **Update.** 62 Alrewas Road. Reply from LDC's James Fox.

The vice chair said that there was no update from Mr. Fox and no return visit to the site. It would seem that the outer wall is now being built higher. It would appear that nothing can be done as this is deemed permitted development. The council still feels that this is out of keeping with the local street scene. No planning permission has been granted for the Pool House in the rear garden. The resident will be submitting a retrospective application which should come to this council for comments in due course. Comment was made that perhaps a letter should be sent to Staffs Highways outlining the wall height and whether it may impact on Highways. Clerk to contact.

Action: Clerk

The meeting closed at 8pm

Signed _____ (Chair) Date 12th December 2024.

KINGS BROMLEY PARISH COUNCIL

Minutes of the Planning Advisory Committee Meeting held on Tuesday 12th December 2024 at 7.30pm.

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

In Attendance: Mr. I. Colclough (Clerk)

Members of the public present: Seven plus Cllrs. Panayi, Bamber and Davies.

Public forum.

Mr. Humpage, a resident, then spoke about the possible breaches of planning permission at The Wharfe. He has received an email from LDC's Enforcement Team who have escalated his complaint to a 'level 1'. Development has stopped but he remains concerned that some units are being used for retail purposes which is against the planning permission. Dist. Cllr. Marshall said he would look into this. Mr. Humpage thanked the council for their help.

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

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

4. To consider planning applications as below.

a) 24/01276/FUH - Mr Richard Lamburn. 62 Alrewas Road. Proposal: Erection of an outbuilding to replace existing garage.

This is a retrospective application as the building work is in progress. Much discussion took place around the work that has been undertaken and the following comments made. The application says that the new building is to replace an existing garage – that is not correct. The new build does not fit with the existing street scene and is built with brick that not not match the existing. It appears that the building is beyond the building line. The foundations to the boundary wall are built over the roots of an existing tree. Concern over the total development area exceeding the percentage of the property that is permitted (over developed). Concern over the lack of parking spaces now that the existing double garage has been redeveloped.

After these discussions the clerk was asked to make the following object to LDC:

Note withstanding the fact that this development has taken place without the necessary planning permission, which is now being sought retrospectively, the

parish council objects to the application and would raise the following concerns. The application states that the development replaces an existing garage. This is incorrect as the original double garage has been / will be converted to living accommodation and this structure is not intended to replace that and is the wrong size and shape and has no doors in to Vicarage Lane. The concern is that there is now not enough car parking for what is a five bedroomed property. The garden building, along with the boundary wall, which you will be aware the parish council has challenged, does not fit with the existing street scene and is constructed with brick that does not match that that exists locally. It is out of character with the existing. There is concern that the building may sit in front of the existing building line (on Vicarage Lane). As highlighted before, the boundary wall appears to have been constructed over tree roots passing just a few centimeters from a mature tree. Finally, it would appear that the site is overdeveloped in that the total development now in progress, may exceed the guidelines as compared to the total site area. Overall the parish council feels that works on site to date demonstrate a flagrant disregard for due process and trust that the District Council will take appropriate action.

Clerk to report the above to LDC.

Action: Clerk.

5. Other planning matters.

a) Decision. 24/01146/LBC - Lock 19 To Lock 20, Wood End Lane – Granted.

The meeting closed at 7.57pm

Signed _____ (Chair) Date 9th January 2025.