PRESENT: Councillors M Greatorex (Chair), J Chesworth, S Claymore, J Goodall, S Goodall, T Madge, K Norchi, M Oates, T Peaple, P Standen, M Summers and P Thurgood

The following officers were present: Matthew Bowers (Head of Managed Growth, Regeneration and Development), John Gunn (Development Manager), Andrew Collinson (Senior Planning Officer) and Ryan Keyte (Senior Legal Officer)

45 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Oates

46 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 28 February 2017 were approved and signed as a correct record.

(Moved by Councillor P Standen and seconded by Councillor J Chesworth)

47 DECLARATIONS OF INTEREST

For information only Councillor T Peaple Declared an Interest in the Issue Paper in respect of Application 0341/2017 for the erection of a Primary School off Eagle Drive, Tamworth

48 SCHEDULE OF PLANNING APPLICATIONS

The Report of the Director of Growth, Assets and Environment

Application Number: 0308/2016

Development: Outline planning application with all matters reserved except for principal means of vehicular access from the highway for residential development comprising up to eight hundred homes; the conversion of existing buildings to
create a maximum of 900 square metres of floor space in A1, A2, A3, A4, B1, C3, D1 or D2 use and creation of associated curtilage; erection of commercial buildings; construction of a one and a half form entry primary school and other associated works including; engineering operations required to remodel the existing flood plain; demolition of existing agricultural buildings; “stopping up” of Dunstall Lane and re-use as pedestrian/cycleway; creation of alternative accesses to existing properties creation of noise mitigation bunds/fences; creation of public open space and leisure/recreation provision; creation of bridges/culverts across existing watercourses to access P.O.S. construction of foul and surface water drainage systems, including sustainable urban drainage; ecological mitigation works including the creation of new habitats; creation of footpath links to existing footpaths to the north and south of the site and installation of services and utilities.

Location: Land at Dunstall Farm, Dunstall Lane/Ventura Park Road/Meadow Road, Tamworth

Mr Ken Forest (Objector) and Mr Miles Drew (Agent) both spoke on this item

RESOLVED: Approved subject to conditions and the applicants entering into a suitable Section 106 Agreement in accordance with the requirements outlined in the report. Powers to be delegated to officers to continue to negotiate the detailed terms of the Section 106 Agreement: and

If the Section 106 Agreement has not been signed before 30th March 2017 or the expiration of any agreed extension of time then powers are delegated to Officers to refuse permission based on the unacceptability of the development without the required contributions and undertakings as outlined in the report.

(Moved by Councillor M Summers and seconded by Councillor M Oates)

Application Number: 0550/2016

Development: Reconfiguration of car park

Location: Ventura Retail Park, Ventura Park Road, Tamworth, B78 3HB

Mr Sean McGrath (Agent) spoke on this item

RESOLVED: Approved with conditions

(Moved by Councillor S Claymore and seconded by Councillor P Standen)

Application Number: 0552/2016
Development: Installation of internal mezzanine floors at Unit 2 (Halfords), 5 (Mothercare), 6 (Toys R Us) and 7 (Matalan)

Location: Ventura Retail Park, Ventura Park Road, Tamworth, B78 3HB

Mr Sean McGrath (Agent) spoke on this item

RESOLVED: Approved subject to conditions and a Section 106 Agreement providing a financial contribution towards the linkages project and subject to referral to the National Planning Casework Unit (NPCU); and

If the Section 106 Agreement has not been signed before 30th March 2017 or the expiration of any agreed extension time then powers are delegated to Officers to refuse permission based on the unacceptability of the development without the required contributions and undertakings as outlined in the report.

Moved by Councillor P Standen and seconded by Councillor T Madge

Application Number: 0553/2016

Development: Side extension of Unit 7 (Matalan) and the installation of a full cover mezzanine

Location: Unit 7 (Matalan), Ventura Retail Park, Ventura Park Road, Tamworth, B78 3HB

RESOLVED: Approved subject to conditions and a Section 106 Agreement providing a financial contribution towards the linkages project and subject to referral to the National Planning Casework Unit (NPCU); and

If the Section 106 Agreement has not been signed before 30th March 2017 or the expiration of any agreed extension time then powers are delegated to Officers to refuse permission based on the unacceptability of the development without the required contributions and undertakings as outlined in the report.

(Moved by Councillor T Madge and seconded by Councillor P Standen)

Application Number: 0012/2017
Development: Construction of 4742sqm extension to the existing facility along with an increase of Unit B’s building height, relocation of car parking and elevation amendments

Location: Tamworth 594, Bonehill Road, Tamworth

RESOLVED: Approved with conditions

(Moved by Councillor P Thurgood and seconded by Councillor P Standen)

Application Number: 0048/2017

Development: Proposed 1 no. mobile home with parking

Location: St Christophers Drive, Two Gates, Tamworth

Councillor Danny Cook (Ward Councillor), Mr Albert Hester (Objector) and Mr John Hunt (Objector) all spoke on this item

RESOLVED: Refused on the grounds that the proposal would lead to a shortfall of parking on the park for visiting families, utility vehicles belonging to carers, post, gas electricity and water services, contractors, emergency services etc. This is contrary to policy EN5 and SU2 of the Tamworth Local Plan 2006 - 2031 and paragraph 32 of the National Planning Policy Framework

Moved by Councillor S Claymore and seconded by Councillor J Chesworth)

Application Number: 0521/2016

Appeal Reference: APP/Z3445/D/17/3168799

Development: Retention of garage conversion to play room

Location: 7 Garten Close, Tamworth, B77 2TR

RESOLVED: For information only

Application Number: 0035/2016

Appeal Reference: APP/Z3445/D/16/3158234

Development: Alterations to main entrance including new doors and repainting

Location: 12 – 13 Church Street, Tamworth

RESOLVED: Appeal Dismissed
Issue Paper

Pre Application Reference: 0341/2017

Development: Erection of Primary School

Location: Land off Eagle Drive, Tamworth

As well as the issues identified in the Issues Paper Members raised the following matters to be considered:

1. Concern about children being dropped off by car with no dedicated facilities – further discussion should be had with highways department. Could dedicated drop off points be identified in the certainty that some children will be dropped off despite every encouragement being made to make them walk to school.
2. Option of providing a one way route through the car park with an exit onto the estate road should be investigated.
3. Provision should be made for coach parking – possibility that a coach pick up point could be provided on estate road.
4. Mixed feelings about the design and materials with following detailed matters raised:
   - Don’t like use of render and wood cladding, couldn’t it be brick
   - Don’t like yellow porches
   - Don’t like blank gables
   - Could solar panels be incorporated to make a more sustainable development
   - Concern about boundary fences – don’t want palisade type fences

5. Members asked if there were any other examples of schools of the same design that had been completed that they could visit

Chair