MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 31st JANUARY 2017

PRESENT: Councillors M Greatorex (Chair), J Oates (Vice-Chair), S Claymore, T Madge, 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) and Ryan Keyte (Senior Legal Officer)

37 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Chesworth, J Goodall, S Goodall and K Norchi

38 MINUTES OF THE PREVIOUS MEETING

It was stated that an error on the minutes had been noted and amended, that on page 3 they incorrectly stated that Councillor T Peaple and Councillor T Madge seconded the proposal that application 0500/2016 be deferred, when it was Councillor M Summers who proposed and Councillor P Thurgood who seconded the motion. The amended minutes of the meeting held on 3 January 2017 were then approved and signed as a correct record.

(Moved by Councillor P Standen and seconded by Councillor M Oates)

39 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

40 SCHEDULE OF APPLICATIONS

The Report of the Director of Growth, Assets and Environment
Application 0500/2016 for reserved matters application substituting 14 dwellings on plots 221 to 234 inclusive for those previously approved under reference 0136/2016

RESOLVED: Reserved matters application substituting 14 dwellings on plots 221 to 234 inclusive for those previously approved under reference 0136/2016

Location: Former Tamworth Municipal Golf Course, Eagle Drive, Amington, Tamworth

Richard Edwards (Redrow) spoke on this item as Agent

That the development be refused on the grounds that it is contrary to policy EN5 of the adopted Tamworth Local Plan 2006 – 2031.

The discussion primarily focused on issues around the proposed development not been in character with its surroundings.

(Moved by Councillor T Peaple and seconded by Councillor T Madge)

Application 0194/2016 for two detached 3 bedroomed dwellings

Appeal Received in respect of Application 0194/2016 (Appeal Reference APP/Z3445/D/16/3161687) for two detached 3 bedroomed dwellings

Location: St. Catherines Community Church, 194 Tamworth Road, Two Gates, Tamworth

RESOLVED: Appeal noted

Application 0234/2016 for an application for consent to carry out works to fell oak tree

Appeal Decided in respect of Application 0234/2016 (Appeal Reference APP/TPO/Z3445/5450) for an application for consent to carry out works to fell oak tree

Location: 111 Coton Lane, Tamworth

RESOLVED: Decision noted

Issue Paper in respect of Application 0523/2016 for outline planning application for the development of up to 20,660 sq. m. commercial floor space including retail (use class A1), food and drink (use class A3/A4) and leisure (use class D2)

Location: Former Gungate Precinct, Lower Gungate, Tamworth

As well as the issues identified in the Issues Paper, members raised the following matters to be considered:-
1. Potential archaeology
2. Impact on amenity of Almhouses residents – potential overlooking
3. Future car parking requirements
4. Loss of existing car parking (TBC)
5. Impact of traffic through town centre
6. Could development include residential?
7. Need to consider impact of deliveries on nearby residents – hours need to clarify

Issue Papers in respect of Application 0550/2016 for reconfiguration of car park, 0552/2016 for the installation of internal mezzanine floor space at units 2 (Halfords), 5 (Mothercare) 6 (Toys r Us) and 7 (Matalan) and 0553/2016 for a side extension of unit 7 (Matalan) and installation of full cover mezzanine at unit 7 (Matalan)

Location: Ventura Retail Park, Tamworth

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

1. Favour long introductory road so that manoeuvring of vehicles into and out of spaces does not interrupt free flow of traffic (note situation at entrance from ASDA mini roundabout and the long stretch of parking on the western boundary)
2. Requires better, more direct, footpath link between the Jolly Sailor roundabout pedestrian crossing and the shopping frontages. People are using the vehicular egress to access the shops rather than walking along the dedicated footpaths, which is impacting on their safety.
3. Reassessment of footpath links in south west corner of car park also required
4. Could green spaces in the centre of the car park be sacrificed to provide additional car parking, with compensatory landscaping around the periphery of the site?
5. Need to consider controlling deliveries and construction phase as noise from the construction of the extension of the NEXT store and the deliveries to the new store have led to complaints from local residents near the Beefeater

Issue Paper in respect of Application 0300/2016 for the erection of 35 dwellings including incidental play and open space provision

Location: Coton Hall Farm, Coton Lane, Tamworth

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

1. Important to protect amenity of local residents
2. Concerns of residents about capacity of sewage needs to be investigated and addressed
Issue Paper in respect of Application 0314/2017 for the erection of 170 dwellings including incidental play and open space provision

Location: Land off Coton Lane, Tamworth

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

1. Discussion took place about the need for an additional footpath on the northern side of Coton Lane, particularly in relation to access to Rawlett School. However the view was also expressed that this raises issues in relation to crossing patrols and impact on the traffic movements on Comberford Road.

2. The introduction of a roundabout junction at Fontenaye Road would represent a better access arrangement and would calm traffic (Officers commented that access has been approved and roundabout considered at outline stage, but not accepted)

3. Need to ensure that roads are of adequate width and should not be cluttered by parked vehicles

4. Need to define which roads are going to be adopted – concern that private drives may not be maintained

Footpath Diversion Application in respect of the diversion of footpath 4 and footpath 107, Anker Valley, Ashby Road, Tamworth

RESOLVED: That the diversion order be supported and the necessary procedures be carried out to confirm the order in accordance with Section 257 of the Town and Country Planning Act 1990 subject to no objections being received.

(Moved by Councillor M Greatorex and seconded by Councillor P Standen)

Chair