



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 6th JULY 2021

PRESENT: Councillor J Chesworth (Chair), Councillors M Bailey (Vice-Chair), D Box, S Goodall, M J Greatorex, J Harper, D Maycock, K Norchi, R Rogers and J Wade

The following officers were in attendance: Stuart Evans (Solicitor to the Council), Anna Miller (Assistant Director – Growth & Regeneration), Sally Price (Senior Planning Officer), Richard Powell (Planning Policy and Delivery Team Leader) and Jodie Small (Legal, Democratic and Corporate Support Assistant)

Apologies received from: Councillor(s) P Brindley, T Jay and S Pritchard

28 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 8th June 2021 were approved and signed as a correct record.

(Moved by Councillor S Goodall and seconded by Councillor R Rogers)

29 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

30 APPLICATIONS FOR CONSIDERATION**30.1 Planning application 0004/2021 Land adjacent to Co-op Garage, Bonehill****Application number** 0004/2021**Development** Full planning permission for the construction of a flat roofed, 3 storey office building with a car park totalling 39 no. spaces (Re-submission of application 0115/2020)**Location** Land adjacent to Co-op Garage, Bonehill Road, TAMWORTH**RESOLVED** Refused – reasons outlined below**Reasons for refusal**

- 1 The proposed development is for the erection of an office block on a site that is allocated for housing. The scheme does not propose any residential units. As such the proposed development has the potential to harm the borough's ability to deliver its housing need. The proposed development is not compliant with Policy HG1- Housing, as set out in the adopted Tamworth Local Plan 2006-2031
- 2 The submitted Sequential Test required by policy EC1 – Hierarchy of Centres for Town Centre Uses, fails to demonstrate that there is no sequentially preferable site available for the proposal. Additionally, the proposal would prejudice the delivery of other strategic objectives. The proposed development is not compliant with Policy EC1 as set out in the adopted Tamworth Local Plan 2006-2031.

- 3 The application has not provided sufficient details within the Flood Risk Assessment or proposed plans for the Environment Agency and Local Lead Flood Authority to adequately assess the potential risks associated with the site being within Flood Zones 2 and 3, or the potential for the proposed development of increasing the risk of Surface and fluvial flooding. It is therefore contrary to policy SU4 of the adopted Tamworth Local Plan 2006-2031.

It was noted during the meeting that there had been an error within the report para 6.4.4, should read as below,

The application is compliant with the objectives and policies contained within the NPPF, para 109, compliant with policy SU2 of Tamworth Borough Council's Local Plan 2006-2031, and therefore compliant with the interests of highway safety".

(Moved by Councillor S Goodall and seconded by Councillor D Maycock)

Chair