



## **MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 5th OCTOBER 2021**

**PRESENT:** Councillor J Chesworth (Chair), Councillors D Box, P Brindley, S Goodall, J Harper, T Jay, D Maycock, K Norchi, S Pritchard and R Rogers

The following officers were in attendance: Pardip Sharma (Planning Solicitor), 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) M Bailey and M J Greatorex

### **34 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 7<sup>th</sup> September 2021 were approved and signed as a correct record.

*(Moved by Councillor S Goodall and seconded by Councillor T Jay)*

### **35 DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

### **36 APPLICATIONS FOR CONSIDERATION**

#### **36.1 Application 0556/2018 Reserved Matters for 91 dwellings and associated landscaping and open space relating to Phase 4c Former Municipal Golf Course, Eagle Drive**

It was pointed out during the presentation that paragraph 6.2.3 and 6.2.5 of the report on page 8 contained an error, it should read;

The update to 0556/2018 provides 16 affordable dwellings which equates to 20% overall.

**Application Number**                      0556/2018

- Development** Reserved Matters application for the construction of 91 dwellings and associated landscaping and open space relating to Phase 4c (Harwood) of the development.
- Location** Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG.
- RESOLVED** Approved subject to conditions outlined below.

**Conditions / Reasons**

- 1 The development hereby approved shall only be carried out in accordance with the following drawings and documents including the recommendations and specifications contained therein insofar as they do not prejudice the discharge of conditions attached to the original outline permission 0088/2015 or those below

1671-08-02-450 – Rev C Site Plans  
 1671-08-02-450 – Rev C Coloured Site Plans  
 1671-08-02-451 – Rev C Materials Plan  
 1671-08-02-452 – Rev C Enclosures Plan  
 1671-08-02-461 – Rev C Proposed Surface Materials  
 1671-08-02-459 – Rev C Highway Adoption  
 House Types  
 Vehicle Tracking  
 Phase 4 Overhead Section  
 Phase 4 Pipeline section

Reason: To define this permission

- 2 Prior to the occupation of any permitted dwelling the parking and turning Areas for that dwelling shall be provided. The parking and turning areas Shall thereafter be retained at all times for their designated purposes.

Reason: In the interests of Highway Safety as recommended by the Highway Authority in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 3 All planting, seeding or turfing comprised in the approved details of landscaping and boundary treatment approved shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously

damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority Gives written consent to any variation.

Reason: In the interests of the setting and visual appearance of the development, and in accordance with Policy EN5 Tamworth Local Plan 2006-2031

- 4 Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected forward of the principal elevations and side elevations of the dwelling, or boundary walls or fences to those dwelling, except as authorised under the submitted application, without the prior grant of planning permission on an Application made in that regard to the Local Planning Authority.

Reason: In order to maintain the character of street, public space and adjacent footpath as secured under the plans hereby approved in accordance with Policy EN5 Tamworth Local Plan 2006-2031

- 5 Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), The integrated garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 6 No development shall commence until details of the refuse, cycle storage, lighting and security to the proposed apartments shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be carried prior to the occupation of the proposed apartments and shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 7 Before first occupation of any of plots 1101 to 1109 and 1153 to 1157, visibility splays of 2.4 metres by 25 metres shall be provided at the junction of the private drive to serve that plot with the proposed adopted highway. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.

Reason: In the interests of Highway Safety in accordance with Policies

- EN5 and SU2 of the Tamworth Local Plan 2006-2031
- 8 Before first occupation of any of plots 1133 to 1137, and 1163 to 1167, appropriate visibility splays in connection with the access serving that dwelling, as shown on the Site Plan – Phase 4C (Drawing No. 1671-08-02-450 Rev. C) shall be provided. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 9 Before the development commences, details of parking facilities within the site shall be submitted to the Planning Authority for approval in writing. Before first occupation of each dwelling hereby permitted, the parking facilities for the benefit of that dwelling shall be provided and shall thereafter not be obstructed and shall permanently remain available for parking.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 10 Secure, covered and safe cycle parking facilities for each dwelling shall be provided within the site prior to the first occupation of that dwelling in accordance with a scheme that has first been submitted to, and approved in writing by, the Planning Authority. The approved facilities shall be retained in perpetuity.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 11 Before the development commences, details of the proposed adoptable highway extent shall be submitted to the Planning Authority for approval in writing. This drawing must show appropriate visibility splays at the junction of the road serving plots 1117 to 1131 with the main road within the proposed highway and it must not show the footway to the east of plot 1180 as proposed highway.

Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031

- 12 No development of phase 4 shall commence until drainage plans for the disposal of foul and surface water have been approved in writing by the local planning authority. No occupation of dwellings approved by this permission shall occur until the drainage scheme has been completed.

Reason: To ensure that the development is provided with a satisfactory means of drainage, to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policy SU4 of the Tamworth Local Plan 2006-2031 and the provisions of the NPPF

### **Informatives**

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

*(Moved by Councillor T Jay and seconded by Councillor S Goodall)*

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Chair