



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 3rd DECEMBER 2024

PRESENT: Councillor L Wood (Chair), Councillors M Clarke, R Claymore, G Coates, D Foster (Vice-Chair), K Norchi, P Pallett, L Smith, S Smith, M Summers and P Turner

The following officers were in attendance: Max Howarth (Legal Advisor), Anna Miller (Assistant Director – Growth & Regeneration), Glen Baker-Adams (Team Leader - Development Manager), Mark Evans (Highways South Staffs County Council), Tracey Pointon (Legal Admin & Democratic Services Manager), Laura Sandland (Democratic and Executive Support Officer) and Michelle Kiernan (Democratic Services Assistant)

33 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor R Kingstone

34 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 5th November 2024 were approved and signed as a correct record.

(Moved by Councillor M Summers and seconded by Councillor P Turner)

35 DECLARATIONS OF INTEREST

Under Section 33(2) of the Localism Act 2011, the act permits an authority to grant a dispensation from either or both of the restrictions not to participate and / or vote on a matter in which they have a pecuniary interest. Planning Committee Members have received a dispensation for applications relating to the Future High Street Project for a period of two years starting from 5 August 2024 and to 5th August 2026. There were no further declarations.

36 APPLICATIONS FOR CONSIDERATION

36.1 0033/2023 26 Market Street, Tamworth

Application Reference 0033/2023

Proposal Demolition of No.26 Market Street (current Nationwide bank) and existing Castle Gateway bridge. Replacement of Castle Gateway bridge with wider pedestrian walkway with associated landscaping and enhancement of the public realm.

Site Address 26 Market Street Tamworth B79 7LD

The Senior Planning Officer presented the report. Members raised issues relating to access, environmental impact on businesses and the impact of construction works on events in the town. Officers updated on Demolition Plan.

RESOLVED Approve subject to Conditions

(Moved by Councillor L Smith and seconded by Councillor M Clarke)

Conditions /Reasons

1. The development shall be started within three years from the date of this decision

Reason: In compliance with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall only be carried out in accordance with the application form and drawings:
 - SPE0814 04 101 General arrangement plan
 - SPE0814 04 201 Landscape sections
 - SPE0814 04 301 Landscape details Sheet 01 of 02
 - SPE0814 04 302 Landscape details Sheet 02 of 02
 - SPE0814 04 401 Detailed Soft Landscape Proposals
 - SPE0814 04 601 Landscape Specification Document unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to occupation of development, details of all the external materials have been submitted to and agreed in writing by the Borough Planning Authority. The development hereby permitted shall be subsequently constructed using the approved materials unless alternative materials are first agreed in writing by the District Planning Authority.

Reason: To ensure that the Borough Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

4. Notwithstanding any details shown on the approved General

Arrangement Plan, drawing no. TAM0704-02-111, no development works shall take place until revised details indicating the following have been submitted to and approved in writing by the Local Planning Authority: • Proposed measures on the trafficked section of Market Street to prevent vehicles from entering the pedestrianised area leading to the replacement footbridge, The development shall thereafter be carried out in accordance with the approved details and be completed prior to first use and thereafter retained as such for the lifetime of the development

Reason: To provide a safe and suitable means of access to the site, in the interests of highway safety and in the interest of achieving good design and creating better places in accordance with the aims and objectives of the National Planning Policy Framework and to accord with policy SU2 of the Tamworth Local Plan 2006-31.

5. Development shall not take place (except demolition works) until a detailed surface water drainage strategy for all Highway and private contributing catchments within the development layout to a suitable means of outfall is submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to first use of the development, or in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority

Reason: To ensure satisfactory drainage of the site and in the interest of Highway Safety and to accord with SU2 of the Tamworth Local Plan Policy 2006-31 and the NPPF.

6. Development shall not take place (except demolition works) until a SUDS management plan for private drainage catchments which will include details on future management responsibilities, along with maintenance schedules for all SUDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS management plan shall be implemented in full in accordance with the agreed terms and conditions

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding onto the adjacent Highway.

7. Prior to the removal of existing SCC Lighting Assets within the site, full details of a replacement Lighting Scheme and maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. The approved Permanent Road Lighting Scheme shall be fully implemented prior to first use of the development.

Reason: To ensure the Highway and public realm remains adequately illuminated in the interests of highway/public Safety and to accord

with SU2 of the Tamworth Local Plan Policy 2006-31 and the NPPF.

8. Prior to commencement of the development (except demolition works), detailed design information for any highway works including highway delineation features, site clearance, palette of surfacing materials, and drainage works situated within Market Street and Footway link between 24-26 Market Street that interface with the main public realm scheme as broadly outlined within the approved General Arrangement Plans, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: In the interest of highway safety and to accord with SU2 of the Tamworth Local Plan Policy 2006-31 and the NPPF.

9. Prior to the commencement of any construction, including demolition, a detailed Construction Management Plan (CMP) and Demolition Method Statement prepared by the appointed contractor shall be submitted to, and approved in writing by, the Local Planning Authority. The approved management plan and method statement shall include details relating to construction access, hours of construction, routing of HGV's, delivery times and the location of the contractors' compounds, cabins, material storage areas and contractors parking and a scheme for the management and suppression of dust and mud from construction activities including the provision of a vehicle wheel wash. It shall also include a method of demolition and restoration of the site. All site operations shall then be undertaken strictly in accordance with the approved CEMP for the duration of the construction programme.

Reason: In order to minimise the impact of construction activity on the surrounding environment in accordance with the National Planning Policy Framework.

10. Prior to commencement of development (except demolition works), full structural design information and construction method statement for the proposed replacement bridge deck and use of existing substructure shall be submitted to and approved in writing by the Local Planning Authority. The submission of details must include Structural Approval in Principle (AIP) Page 18 documentation based on ground investigation undertaken. The replacement bridge deck and substructure must be fully implemented in accordance with the approved details

Reason: In the interest of Highway Safety.

11. A) "Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication. B)

The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A). C) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.” Reason: In the interests of protecting potential archaeological remains and to accord with EN6 of the Tamworth Local Plan 2006-31 and the National Planning Policy Framework.

37 UPDATES TO COMMITTEE FROM PLANNING OFFICERS

The Development Management Team Leader gave a verbal, update on an appeal of a residential application for an extension. The refusal was upheld.

Chair