



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 7th SEPTEMBER 2021

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

The following officers were in attendance: Pardip Sharma (Planning Solicitor), Anna Miller (Assistant Director – Growth & Regeneration), Sally Price (Senior Planning Officer) and Jodie Small (Legal, Democratic and Corporate Support Assistant)

Apologies received from: Councillor(s) S Pritchard and J Wade

31 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 6th July 2021 were approved and signed as a correct record.

(Moved by Councillor S Goodall and seconded by Councillor M Greatorex)

32 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

33 APPLICATIONS FOR CONSIDERATION

33.1 Application 0012/2019 Reserved Matters for 215 dwellings and associated landscaping and open space relating to Phase 4 a&b Former Municipal Golf Course, Eagle Drive

Application Number 0012/2019.

Development Reserved Matters application for the construction of 215 dwellings and associated landscaping and open space relating to Phase 4 a&b of the development.

Location Former Municipal Golf Course, Eagle Drive, Amington, Tamworth, B77 4EG.

RESOLVED Approved subject to conditions outlined below.

Conditions

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;

- 1671-08-02-400 - Rev C – Site Plan Sheet 1
- 1671-08-02-400 - Rev C – Site Plan Sheet 2
- 1671-08-02-400 - Rev C – Coloured Site Plan Sheet 1
- 1671-08-02-400 - Rev C – Coloured Site Plan Sheet 2
- 1671-08-02-411 - Rev B – Materials Plan Sheet 1
- 1671-08-02-412 - Rev B – Materials Plan Sheet 2
- 1671-08-02-417 - Rev C – Enclosures Plan Sheet 1
- 1671-08-02-418 - Rev C – Enclosures Plan Sheet 2
- 1671-08-02-434 - Rev C – Highway Adoption Sheet 1
- 1671-08-02-435 - Rev C – Highway Adoption Sheet 2
- 1671-08-02-440 - Rev C – Proposed Surface Materials Sheet 1
- 1671-08-02-441 - Rev C – Proposed Surface Materials Sheet 2

Phase 4 Overhead Section
Phase 4 Pipeline section

House types - A1, A2, B6, B7, B8, B9, B13, B18, C2, C9, C10, C11, C16, C17, D2, D4, D9, D10, D11, E2, Apartments 1 BED; 2 BED

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.

Highways

- 7 Unfettered pedestrian and cycle access on one route between the internal road layout being the prospectively adoptable highway corridor of Phases 4A and B and adjacent land to the east shall be secured.
- 8 Before first occupation of any dwelling served by the relevant private drive, visibility splays shall be provided at private drives as shown on the

- Site Plan – Sheet 1 of 3 (Drawing No. 1671-08-02-400 Rev.C) and the Site Plan – Sheet 2 of 3 (Drawing No. 1671-08-02-401 Rev. C). These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway.
- 9 Before first occupation of any of plots 886 to 888, and 933 to 934, visibility splays of 2.4 metres by 25metres in both directions 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
 - 10 4 Secure, covered and safe cycle parking facilities for (the apartments) plots 926 to 931, 1010 to 1018,1037 to 1042, and 1043 to 1052 shall be provided prior to the first occupation of those plots in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.
 - 11 The proposed highway to the frontage of plot 981 shall be provided in accordance with the Site Plan – Sheet 1 of 3 (Drawing No. 1671-08-02-400 Rev. C) and not in accordance with the Surface Materials Sheet 1 Drawing (No. 1671-08-02-441 Rev. C).
 - 12 Before development commences, details of design for the internal road layout to the front of plot 924 and to the immediate east of the frontage of plot 983 (at the proposed chicanes) shall be submitted for approval in writing by the Local Planning Authority; and the road shall be constructed in accordance with the approved details
 - 13 Before development commences, details of design for the surfacing of the internal road layout being the prospectively adoptable highway corridor, including carriageways, footways, maintenance margins, and speed reducing features, shall be submitted for approval in writing by the Local Planning Authority; and the road shall be constructed in accordance with the approved details.
 - 14 Before development commences, at the locations of the vehicle access crossings to serve plots 902, 969, and 977, details of appropriate revised locations for the up and down ramps of raised junction tables so as not to conflict with vehicle accesses shall be submitted for approval in writing by the Local Planning Authority; and the road shall be constructed in accordance with the approved details.
 - 15 Before development commences, details of design of a scheme for any highway trees including assessment of visibility splays, details of species, tree pits, and impact on street lighting shall be submitted for approval in writing by the Local Planning Authority; and the scheme shall be provided in accordance with the approved details.

- 16 Prior to first occupation of any permitted new dwelling, the parking area and turning areas for that dwelling shown on the Site Plan – Sheet 1 of 3 (Drawing No. 1671-08-02-400 Rev. C) and the Site Plan – Sheet 2 of 3 (Drawing No. 1671-08-02-401 Rev. C) shall be provided and thereafter be retained for the life of the development for their designated purposes.

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

- 17 No phase of the development shall commence until drainage strategy plans for phase 4 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 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.

Advice from Staffordshire Police and Staffordshire Fire and Rescue Service is attached to this decision.

(Moved by Councillor S Goodall and seconded by Councillor M Greatorex)

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

This report was not included with the agenda due to an error with the published agenda, this item was therefore not considered and the application was deferred for consideration at a later date.

Chair

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