



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 11th JULY 2022

PRESENT: Councillor R Ford (Chair), Councillors A Cooper (Vice-Chair), D Box, R Claymore, J Harper, R Rogers, S Smith and J Wade

The following officers were in attendance: Anna Miller (Assistant Director – Growth & Regeneration), Glen Baker-Adams (Team Leader - Development Manager)

6 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors S Daniles, S Goodall, D Maycock and M Summers. Councillor J Wade arrived after the meeting started and as such did not vote on application 0300-2021

7 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 7th June 2022 were approved and signed as a correct record.

(Moved by Councillor J Harper and seconded by Councillor R Claymore)

8 DECLARATIONS OF INTEREST

The Chair confirmed that 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 7th July 2022 until 7th July 2024.

9 APPLICATIONS FOR CONSIDERATION

9.1 0300-2021 Statfold Barn - Change of use of land and buildings to events

Application no: 0300/2021

Development: Proposed change of use of agricultural grain storage

barn and adjacent field for Sui Generis use as events building, fitness classes, dog agility and events field (retrospective).

Location: Statfold Barn Farm, Ashby Rd, Tamworth B79 0BU

RESOLVED: Approval Subject to Conditions & Section 106 Legal Agreement requiring £7,000 for a Travel Plan and associated costs e.g. monitoring

(Moved by Councillor R Ford and seconded by Councillor R Claymore)

Councillor John Wade arrived at the meeting at 18.21 and did not vote on this application

Conditions

1. The development hereby permitted shall only be carried out in accordance with:
 Plans
 - Parking Plan 19029-007 Rev C
 - Visibility Plan CH001 02
 Reports
 - Sountesting Report 15561 Version 1 – Section 9
 - JFA Qube Events Field Lighting Assessment
 - JFA Qube Events Field Flood Risk Assessment
 - Events Schedule 19029/ES
 unless otherwise agreed in writing by the Local Planning Authority

Reason To define the permission

2. The types of events, days of the week (weekends and bank holidays) in respect of all uses apart from the dog training use, when the events will be held and the number of days which events in the year should be restricted to those prescribed in the Mr. G LEE Transport Statement Ref. REP/001 Issue 2 September 2021

Reason In the interests of highway safety and to conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF.

3. The dog shows/training shall take place only between the hours of 10.00 and 16.00 and between 19.00 and 21.00 Monday-Sunday

Reason Reason: To ensure there is not undue pressure on the existing road network that could cause a severe impact

and to conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF

4. Within one month of Planning permission being granted, the access arrangements shown on the Existing Site Access Arrangement Drawing (No. CH002 02) shall have been implemented in full in accordance with the said Drawing and retained throughout the life of the development.

Reason In the interests of highway safety and to conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF

5. Within one month of Planning permission being granted, the visibility splays shown on Site Access Visibility Splays Drawing (No. CH001 02) shall be provided in accordance with the said Drawing. The visibility splays shall thereafter be kept free of all obstructions throughout the life of the Development to visibility over a height of 600 mm above the adjacent carriageway level.

Reason In the interests of highway safety and to conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF.

6. Within one month of Planning permission being granted, the proposed car parking and circulation system shown on the Site Parking Plan As Existing Drawing (No. 19029-007 Rev. C) shall be sustainably drained, hard surfaced in a bound material and marked out in accordance with the said Drawing.. Thereafter these parking areas shall be retained in accordance with the approved plans for the lifetime of the development

Reason In the interests of highway safety and to conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF.

7. Within two months of Planning permission being granted, a Travel Plan (TP) shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The TP shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the LPA. The TP shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the LPA. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the LPA for approval for a period of five years from first occupation of the development permitted by this consent.

Reason In the interests of providing sustainable travel and to

conform to EN5 and SU2 of the Tamworth Local Plan and the NPPF.

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) – (Document Ref – 19029-FRA – dated 10 Jan 2022 – amended by J Jacobs) and the following mitigation measures detailed within the FRA.
- That there is to be no permanent change to the vulnerability classification of the proposed development site.
 - It is to be noted and to be secured by this planning condition that there will be no physical or material changes to the site or buildings within the proposed development site boundary
 - That there will be no increase in any impermeable areas within the site boundary of the proposed development
 - That there is an adequate and effective mechanism and plan for the cancellation of any events or activities that may be scheduled in the event of any indication of flooding associated especially with the noted surface water risk area to the east of the site.
 - That there will be no changes or affects to the existing surface water drainage system, as a result of the development.
 - That there is an adequate and proportionate risk statement to manage any risks associated with surface water flooding to the site.

Reason To reduce the impact of flooding on the proposed development and future occupants, reduce the risk of flooding elsewhere and to conform to policy SU4 of the Tamworth Local Plan and NPPF

9. There should not be at any time, the use of demarked lines to separate the track on the right of way reference Tamworth 114. The applicant cannot erect gates or other barriers across the right of way without submission of details approved in writing by the local planning authority.

Reason To ensure existing footpaths are well maintained and available for use and to conform to policy EN5 of the Tamworth Local Plan and paragraph 100 of the NPPF.

10. The development shall be carried out at all times fully in accordance with the noise levels, on -site live monitoring and the general noise management plan set out in the Noise Impact report by SOUNDTESTING reference 15561 Version 1.

Reason In the interests of protecting residential amenity and to conform to policy EN5 of the Tamworth Local Plan and the NPPF.

9.2 Application 0236/2022 - 5 Colehill

Application no: 0236/2022

Development: Installation of new glazing to part of eastern and northern elevation, infilling of formal openings to rear elevation and replacement windows , new lift enclosure and plant to rear
first floor flat roof

Location: 5 Colehill, Tamworth, B79 7HA

RESOLVED: Approval subject to conditions

(Moved by Councillor R Ford and seconded by Councillor J Harper)

Conditions

1. Start of development. The development shall be started within three years of the date of this permission

Reason Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Compliance with plans/approval
The development hereby approved shall only be carried out in accordance with the application form, the supporting letter and drawing numbers:
East Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1351
North Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1350
South Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1352
West Elevation Demolitions 241493-PUR-01-ZZ-DR-A-1353
Ground Floor Plan Demolitions 241493-PUR-01-GF-DR-A-1330
Roof Plan Demolitions 241493-PUR-01-RF-DR-A-1333
Existing First Floor Plan 241493-PUR-01-01-DR-A-1301
Existing Second Floor Plan 241493-PUR-01-02-DR-A-1302
Existing Basement Plan 241493-PUR-01-B1-DR-A-1304
Existing East Elevation 241493-PUR-01-ZZ-DR-A-1321
Existing Ground Floor Plan 241493-PUR-01-GF-DR-A-1300
Existing North Elevation 241493-PUR-01-ZZ-DR-A-1320
Existing Roof Plan 241493-PUR-01-RF-DR-A-1303
Existing South Elevation 241493-PUR-01-ZZ-DR-A-1322

Existing West Elevation 241493-PUR-01-ZZ-DR-A-1323
 Proposed First Floor Plan 241493-PUR-01-01-DR-A-2301
 Proposed Second Floor Plan 241493-PUR-01-02-DR-A-2302
 Proposed Basement Plan 241493-PUR-01-B1-DR-A-2304
 Proposed East Elevation 241493-PUR-01-ZZ-DR-A-2321
 Proposed Ground Floor Plan 241493-PUR-01-GF-DR-A-2300
 Proposed North Elevation 241493-PUR-01-ZZ-DR-A-2320
 Proposed Roof Plan 241493-PUR-01-RF-DR-A-2303
 Proposed South Elevation 241493-PUR-01-ZZ-DR-A-2322
 Proposed West Elevation 241493-PUR-01-ZZ-DR-A-2323
 Site Block Plan 241493-PUR-01-SL-DR-A-1361
 Site Location Plan 241493-PUR-01-SL-DR-A-1360
 unless otherwise agreed in writing by the Local Planning Authority

Reason To define the approval.

3. Materials-Details
 Prior to the commencement of the proposed works, full details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity, unless further consent in writing is given by the Local Planning Authority.
- i) Full details of all external materials;
 - ii) Full details consisting of profile sections at a minimum scale of 1:5 and elevations at 1:20, of all external joinery including fenestration and doors and proposed exterior paint finish.
 - iii) detail of the lime mortar; (ratio similar to 1:3 (NHL2.5: sand and matching the sand colour and particle size).
 - iv) joints shall be flush with the brickwork, and beaten, brushed or bagged back. No trowel marks should be visible. The brick face should be cleaned of any residue mortar as work progresses, with no use of chemical cleaning.
 - v) a sample panel of an area cleaned using the DOFF steam clean system, shall be provided and approved by the local planning authority prior to full elevations cleaning being undertaken

Reason To ensure a satisfactory external appearance to the development in accordance with policy EN5: Design of New Development as set out in the Tamworth Local Plan 2006-2031.

4. If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in the context of the scheme shall be

	submitted for written approval by the local planning authority
Reason	To ensure satisfactory recording of evidence in accordance with policy EN6: Protecting the historic environment, as set out in the Tamworth Local Plan 2006-2031.
Notes to applicant	<ul style="list-style-type: none">• Early discussions should start regarding the placement of promotional marketing and signage. The use of the shopfront windows should not be assumed to be filled, for example with vinyl marketing, as this will impact upon the character of the building and the Conservation Area.• If further repairs to architectural features become apparent when work begins on site, please notify the local planning Authority Conservation Officer. The roof has not yet been fully assessed, but I would suggest that good conservation practice is to start at the top with maintenance and repairs to ensure that the building is watertight and sound. Maintenance of rainwater goods and checking the soundness of mortar joints (especially to the exposed cupola) should be included in the visual assessment of the building.

Chair

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