



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 6th AUGUST 2024

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

The following officers were in attendance: Stuart Evans (Legal Advisor) Anna Miller (Assistant Director – Growth & Regeneration), Glen Baker-Adams (Team Leader - Development Manager), Debbie Hall (Planning Officer), Tracey Pointon (Legal Admin & Democratic Services Manager) and Laura Sandland (Democratic and Executive Support Officer)

13 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor C Adams, R Claymore and G Coates

14 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 2nd July 2024 were approved and signed as a correct record

(Moved by Councillor L Smith and seconded by Councillor P Turner)

15 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 further dispensation for applications relating to the Future High Street Project for a period of two years starting from 5th August 2024 to 5th August 2026

Councillor Richard Kingstone declared an interest on application 20240367/2023 South Staffs Council, due to opinions expressed on this application

16 APPLICATIONS FOR CONSIDERATION

16.1 0133-2024 Update Report

Application No. 0133/2024

Proposal Proposed new shopfront and associated works
Location 12 - 13 Market Street Tamworth B79 7LU

RESOLVED: That the Committee

Approved permission based on revised plans for the proposal submitted post the original recommendation to approve.

(Moved by Councillor L Smith and seconded by Councillor M

Clarke)

16.2 0134-2024 12-13 Market Street

Application No. 0134/2024

Proposal Installation of various externally illuminated and non-illuminated signage to front elevation

Location 12 – 13 Market Street

RESOLVED: That the committee

Approved the application subject to conditions

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

Conditions / Reasons

This consent is for a period of five years.

Reason: The local planning authority are only prepared to grant a temporary consent in order that the impact on amenity can be re-assessed after a period of 5 years this being in accordance with desire to create a high quality environment as set out in policy EN5: Design in New development as set out in the adopted Tamworth Local Plan 2006-2031.

2.The consent hereby permitted shall only be carried out in accordance with the application form and the Lighting Assessment received on 09/07/2024 and drawings: 'TYPICAL EXTERNAL ILLUMINATION LIGHTING SETUP', 'Heritage Wordmark & Letter sets – Single Line Options', 'Sign XX – Window Graphics', ATM.ET Rev A and PR.00.E1 Rev A received 09/07/2024 and 'Heritage (Illuminated) Projecting Sign Rev B' received 11/07/2024 and b90f/uk/1104720/1486893 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission.

3. (i). No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (ii) No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle
- (iii) Any advertisement displayed, and any site used for the display for advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with the Town and Country Planning (Control of Advertisement) Regulations 2007.

16.3 0163-2023 Tamworth Road, Dosthill

Application No. 0163/2023

Proposal Outline Application with full details of access (with matters reserved for landscape, scale, layout and appearance) for development comprising up to 23,000 sqm(GEA) of flexible use classes E (g) (ii) E (g) (iii) B2 and/or B8 with associated car parking and works

Location Land at Tamworth Road Dosthill B77 1QL

Henry Courtier, Agent, spoke in favour of the application

Officers presented the item and responded to issues and questions raised, including:

Is there a need for a mining risk assessment? No objection received from any statutory authorities.

Members

RESOLVED: That the Committee

Approved subject to conditions

(Moved by Councillor L Smith and seconded by Councillor

D Foster)

Conditions

1. No development shall commence on site until details of the appearance, including materials, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to accord with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby approved shall commence prior to the expiration of two years from the date of approval of the last of the reserved matters to be approved. Applications for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

- The Site Location Plan - 23008/SGP/ZZ/ZZ/DR/A/131000 P2 received on 2/5/23.
- The Parameters Plan - 23008/SGP/ZZ/ZZ/DR/A/001001 P7 received on 15/5/24.
- The Green Infrastructure Plan - P23/0345/EN/0007/C/GI/1 received on 15/5/24.
- Existing Site Access - 70102401/SK/002 Rev A received on 20/2/14.
- Existing site access swept path analysis 16.5m artic 701102401/ATR/001Rev B received on 20/2/24.
- The Framework Travel Plan prepared by WSP received on 3/8/23 referenced 70102401/001.

REASON: For the avoidance of doubt and to ensure that the proposed development is carried out as approved

16.4 0367-2023 South Staffs College

Application Reference 0367/2023

Proposal	Demolition of all existing buildings
Site Address	South Staffordshire College Croft Street Tamworth Staffordshire B79 8AE

This is a supplementary report following the deferral of the original planning application at the committee of 5th June 2024. Members agreed to defer the application for consideration only so as to allow further information regarding highways impacts to be obtained. The previous application was considered to suitably deal with these issues reporting that the plans submitted show that safe entrance and exit can be achieved for vehicles that are likely to carry out the work. A temporary parking restriction will also be imposed to allow this to occur safely. Since this meeting, Staffordshire County Council have provided additional information on the consultation response. This can be found at appendix A. All the other considerations remain the same as the previous report which is attached to this supplementary report.

The Officer presented the report.

Brendan Dale, Agent spoke in favour of the application

Officers presented the item and responded to issues and questions raised, including:

Clarified that the additional information on the consultation response from Staffordshire County Council was received on 10th July and not on 7th February (date had not changed from original report) and this information was not available before June's planning meeting and includes the additional condition.

As the Capacity Planning been updated since 2018 does it include the 1,000 homes already built on the Ashby Road? This is a demolition management plan; the application is determined on how much traffic does the demolition of the buildings generate. As an operational site the College generates traffic this will be considerably less whilst its being demolished. Why are the 8 conditions not referenced in the report being discussed tonight. The Planning officer confirmed the application came back for the deferral reasons

A discussion took place around the traffic management plan and whether sections of the Road should include 20-mile hour speed limit restrictions specifically on Croft Street and the one-way system and on the A513 Upper Gungate

The following motion was moved

The Traffic Management Plan should be brought to the earliest planning committee for review with the potential to include the 20mph speed restrictions for review and feedback by members.

(Moved by Councillor S Smith and seconded by Councillor P Turner)

Following votes

2 votes for

5 against

1 abstention

The motion was not approved.

RESOLVED: That the Committee

Approved planning permission with the conditions in the previous report and additional condition.

(Moved by Councillor S Smith and seconded by Councillor P Pallett)

Additional condition

Prior to the commencement of development a Traffic Management Plan shall be submitted to and approved by the local planning authority. The Traffic Management Plan shall be adhered to for the lifetime of the demolition works.

Reason: In the interests of highway safety, residential amenity and to accord with policy SU2 of the Tamworth Local Plan 2006-31.

17 UPDATES TO COMMITTEE FROM PLANNING OFFICERS

Appeal for the Police Station re-development of Police Station on Spinning School Lane for 54 apartments.

The application was rejected for the following reasons:
Shortfall in parking spaces

Shortfall in internal space standards of some of the apartments

Shortfall of open space and outside areas

Compliance of housing mix not meeting standards

The Inspectorate considered the argument not strong enough and approved the development. Costs were awarded to the applicant. Details will be brought to a future committee for discussion.

Chair