



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 8th OCTOBER 2024

PRESENT: Councillor L Wood (Chair), Councillors C Adams, M Clarke, 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: Stuart Evans (Legal Advisor) Anna Miller (Assistant Director – Growth & Regeneration), Glen Baker-Adams (Team Leader - Development Manager), Tracey Pointon (Legal Admin & Democratic Services Manager), Laura Sandland (Democratic and Executive Support Officer) and Sue Wilson

22 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Claymore and R Kingstone.

23 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 3rd September 2024 were approved and signed as a correct record.

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

24 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

25 APPLICATIONS FOR CONSIDERATION

25.1 0561/2018 Land off Robeys Lane, Tamworth

Application Reference 0561/2018

Proposal Demolition of all existing buildings and construction of residential dwellings including extra care/care facility; a community hub comprising Use Classes E(a)-(f) &(g) (i) and (ii) F2 (a) and (b), drinking establishment and hot food takeaway uses, a primary school, the comprising playing fields and sports pavilion, formal and informal open space, children's play area, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure, vehicular access and landscaping (Cross-boundary application with North Warwickshire Borough Council).

Site Address

Land to the East of the Former Tamworth Golf Course Site, North of Tamworth Road (B5000) and West of the M42

Mr Mark Basset Agent spoke in favour of the application. Support was also given by a highways engineer who responded to concerns about the traffic along the B5000

RESOLVED That the committee

Approved subject to conditions

(Moved by Councillor C Adams and seconded by Councillor L Smith)

Conditions

1 Application for 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 and the development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Prior to the occupation of the proposed development, a timetable for the delivery of the B5000/Robeys Lane signalised junction shown on plan number 15596-WIE-HGN-ZZ-DR-C-950106REvPO4 shall be submitted to and approved in writing by the Local Planning Authority unless an alternative junction design is first submitted to and approved in writing by the Local Planning Authority, together with a timetable for implementation. Any alternative junction design shall be accompanied by a revised assessment of capacity modelling at this junction. The signalised junction shown on plan number 15596-WIE-HGN-ZZ-DR-C-950106REvPO4 or any approved alternative junction design, shall be constructed in full in accordance with the approved timetable. No structure, tree or shrub shall be erected, planted or retained within the approved visibility splays exceeding 0.6 metres in height above the level of the public highway carriageway.

Reason: In the interests of highway safety and to confirm to policy

3. The development hereby permitted shall not be carried out except in accordance with the following approved plans and documents:
 The Site Location Plan numbered 6186/L/09F.
 The Parameters Plan numbered 6186/L/12Z.
 Access Plan numbers 950107- P3 – Access No.1 and 950106-P04 – Access No.2

25.2 0032-2023 St. Editha's Square, Tamworth

Application Reference 0032/2023

Proposal Removal of existing steps and installation of replacement paving, installation of benches, raingarden and drainage works; removal of two trees and planting of six replacement trees; realignment of vehicular access on College Lane.

Site Address St Editha's Square Church Street
 Tamworth B79 7DA

RESOLVED That the committee

Approved with conditions

(Moved by Councillor S Smith and seconded by Councillor G Coates)

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: SPE0815-04-111 Rev. B; SPE0815-04-112 Rev D; TAM0704-02-121 Rev D and TAMW02-MCB-ES-00-DR-E-0390-S4-P02 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 District 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 District 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 sheet 1 and 2 Plans, Drawing no. SPE0818-04-111 Rev D and SPE0818-04-112 Rev D, prior to occupation of development, revised details indicating the following should be submitted to and approved in writing by the Local Planning Authority:
 - Proposed fixed bollard situated near Barclays Bank entrance within the public highway is removed from the scheme.
 - Details of Emergency and Maintenance vehicle access on College Lane are provided with supporting vehicle tracking exercise and vertical clearance requirements to demonstrate the proposed access is safe and suitable for its intended purpose.
5. Prior to occupation of development a detailed surface water drainage strategy for all Highway and private contributing catchments within the development layout to a suitable means of outfall shall be 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.

6. Prior to occupation of development, 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 occupation of development, 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 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.

8. Prior to occupation of the development, detailed design information for any vehicle access and highway works including highway delineation features

situated within Church Street, College Lane and Middle Entry that interface with the main public realm scheme in Editha Square 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.

9. Prior to occupation, a detailed Construction Environmental Management Plan (CEMP) prepared by the appointed contractor shall be submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP 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. 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 the installation of any tree proposed within five metres of the highway boundary shall be planted with a suitable root barrier system in place to prevent structural damage occurring within the adjacent Road/footway with details to be first agreed in writing with the local planning authority.

Reason: In the interest of highway safety.

26 **UPDATES TO COMMITTEE FROM PLANNING OFFICERS**

The Development Management Team Leader gave a verbal, update on the cross-boundary appeal of 210 houses off Browns Lane. The application was allowed by the Planning Inspectorate. A formal report will be presented at the next Planning committee meeting. The Officer confirmed there were no costs awarded to Tamworth Borough Council

Chair

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