COLWICH PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3RD APRIL 2017 AT THE PARISH CENTRE, ST. MARY'S ROAD, LITTLE HAYWOOD, COMMENCING AT 7.30 PM.

PRESENT: Cllr Doehren (Chair); Cllr Billingsley (Vice Chair); Cllr Birt; Cllr Cooper; Cllr Featonby; Cllr Payne and Cllr Stafford Northcote.

IN ATTENDANCE: Michael Lennon (Parish Clerk); Cllr Perkins (SBC).

PUBLIC PRESENT: J Cherrill; T English; P Rowlands; M Mehta; T Haynes; M Haynes; M Edwards; H Lloyd; A Dunn and T Cannon.

The Chairman welcomed the public to the meeting and explained that the time allowed for public participation would be extended to provide everyone with an opportunity to speak.

In discussion the following points were raised by members of the public on the application for land off Little Tixall Lane:

The distance between 54 Little Tixall Lane and the development site is misrepresented.

Compensation or compulsory purchase should be offered to Marlborough Close residents.

The development has two storey properties backing on to bungalows.

The pond in the site is still active for GC Newts.

There is a stream coming off the field, under 54 Little Tixall Lane and continuing to The Uplands.

Little Tixall Lane/Coley Lane will become a dangerous rat run.

The junction onto the A51 will become an accident hotspot.

The footpath between 11 & 15 Marlborough Close should be closed as per Police recommendation.

The footpath is inappropriate especially for people with mobility issues.

The 'meadow' at the end of Marlborough Close is not a right of way. The strip of tarmac does not meet any footpath standards.

The site is not connected to the village.

A full drainage plan, by a qualified independent surveyor, is needed to ensure against flooding elsewhere in the village.

J Cherrill; P Rowlands, M Mehta; T Haynes and M Haynes thanked the Council and left the meeting.

M Edwards noted that the Lockhouse wished to continue trading but that they were losing too much for this to be viable. The arrival of the Canalside café and the closure of Shugborough have had a severe impact. The building needs a lot of money spent on it but it is caught between being a domestic dwelling and a business and so cannot access a mortgage. The last three years' accounts do not make good reading.

The Chairman brought the public participation to a close and opened the meeting at 8:36pm.

MINUTES

1/1 7P	APOLOGIES were received from Cllr Lyall under the Dispensation item
	38/17.

2/17P There were no **DECLARATIONS OF INTEREST.**

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There were no WRITTEN REQUESTS FOR DISPENSATIONS UNDER THE LOCALISM ACT 2011.

4/17P THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 7TH NOVEMBER 2016.

RESOLVED to agree and sign the minutes as a true and accurate record.

PROPOSED Cllr Cooper

SECONDED Cllr Birt.

5/17P TO CONSIDER AND AGREE A COUNCIL POSITION ON THE FOLLOWING PLANNING APPLICATIONS:

<u>17/25920/REM</u> at land off Little Tixall Lane, Lichfield Road Great Haywood. In discussion the Council agreed the core principles it believes need to be addressed for this development to become acceptable:

The Plans need to be redrawn recognising the actual space between 54 Little Tixall lane and the site.

Terraced block (Nos 52-56) are overbearing.

The public footpath next to No. 15 Marlborough Close should, in order to meet Safer by Design standards, be stopped up.

The designated Local Green Space should not be included in any development. An independent drainage plan for run-off water be commissioned.

A strip of land between the development and Marlborough Close should be left with a trench dug in this to aid water run-off to the SUDS and sympathetic planting.

The developer to be approach to gift this land to the Council.

Impact on Great Crested Newts – green corridor between ponds.

RESOLVED that the Clerk writes to Stafford Borough Council noting the Council's core principles, mentioned above, that need to be addressed to make this application acceptable.

PROPOSED Cllr Birt

SECONDED Cllr Featonby.

<u>17/25852/COU</u> at The lock House, Trent Lane, Great Haywood. **RESOLVED** that the Council no longer oppose this application for the reasons outlined by Mr Edwards during the public participation period.

PROPOSED Cllr Birt

SECONDED Cllr Payne.

<u>17/25822/HOU</u> at Mill House, Lichfield Road, Wolseley Bridge. **RESOLVED** that the Council has no objection to this application.

PROPOSED Cllr Cooper

SECONDED Cllr Stafford Northcote.

DATE OF NEXT MEETING to be confirmed. The Clerk noted that he was awaiting the Reserved Matters papers for the land West of Coley Lane. These have now been received and a meeting is provisionally planned for Wednesday 3rd May.

Meting closed at 9:02pm

SIGNED AS A TRUE AND ACCURATE RECORD
DATE