

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Council Chamber Community Hub, Wolverhampton Road, Codsall, South Staffordshire, WV8 1PX on Tuesday, 25 April 2023 at 18:30

**Present:-**

Councillor Penny Allen, Councillor Len Bates, Councillor Jo Chapman, Councillor Brian Cox, Councillor Mark Evans, Councillor Rita Heseltine, Councillor Diane Holmes, Councillor Michael Lawrence, Councillor Kath Perry, Councillor Robert Reade, Councillor Ian Sadler, Councillor Victoria Wilson

**44 MINUTES OF THE PREVIOUS MEETING HELD ON 28 MARCH 2023**

**RESOLVED:** that the minutes of the Planning Committee held on 28 March 2023 be approved and signed by the Chairman subject to the inclusion of Cllr P Allen's apologies.

**45 APOLOGIES**

Apologies were received from Councillors B Bond, B Cope, P Davies, and W Sutton.

**46 DECLARATIONS OF INTEREST**

Councillor Sadler declared a non-pecuniary interest in application 22/00083/FUL and 22/00084/LBC and left the chamber for consideration of these items.

**47 DETERMINATION OF PLANNING APPLICATIONS**

The Committee received the report of the Development Management Manager, together with information and details received after the agenda was prepared.

22/00083/FUL – PATSHULL PARK HOTEL GOLF AND COUNTRY CLUB, PATSHULL PARK, BURNHILL GREEN, WV6 7HR - APPLICANT – HARLASTON (PACKINGTON) LTD – PARISH – PATTINGHAM AND PATSULL.

Robert Mercer (Applicant) spoke in support of the application.

A statement was read out against the application on behalf of Sally Tildesley and Louise McFadzean.

Councillor Mason (Ward Member) spoke in support of the application.

Councillor Allen spoke in support of the application as it proposed a sustainable use for the site and would enable people to access and enjoy the park and landmark.

Councillor Allen proposed a motion for approval:

To delegate approval to the Team Manager in conjunction with the

Chairman of the Planning Committee subject to conditions including:

- Introducing permanent rights of way through the parkland in consultation with Staffordshire County Council
- Opening up of pedestrian and vehicular access to St Marys Church
- Provision of a satisfactory Travel Management Plan
- No planning permission to be released until public rights of way are provided
- If public rights of way are not secured within a 12 month period then the matter is referred back to the Planning Committee

Councillor Reade seconded the proposal.

The Chairman said it was a matter of balancing a sustainable tourism opportunity with the need to preserve a heritage asset.

Councillor Evens spoke against the application.

The motion was carried.

**RESOLVED:** That APPROVAL be delegated to the Team Manager in conjunction with the Chairman of the Planning Committee subject to conditions to be determined.

22/00084/LBC – PATSULL PARK HOTEL GOLF AND COUNTRY CLUB, PATSULL PARK, BURNHILL GREEN, WV6 7HR – APPLICANT – HARLASTON (PACKINGTON) LTD - PARISH – PATTINGHAM AND PATSULL.

Robert Mercer (Agent) – spoke in support of the application.

A statement against the application was read of on behalf of Paula Manning.

**RESOLVED:** That APPROVAL be delegated to the Team Manager in conjunction with the Chairman of the Planning Committee subject to conditions to be determined.

22/00670/VAR – FAIR HAVEN, SHAW HALL LANE, COVEN HEATH, WV10 7HE – APPLICANT – MR J CUNNINGHAM – PARISH – BREWOOD AND COVEN.

Councillor Holmes was supportive of the application.

**RESOLVED:** that the application be APPROVED Subject to Conditions and completion of Unilateral Undertaking for Cannock Chase SAC.

23/00024/FUL – TREE TOPS, SCHOOL LANE, COVEN, WV9 5AN – APPLICANT – MR B SAUNDERS - PARISH – BREWOOD AND COVEN

Rowan Chislett (Agent) spoke in support of the application.

A statement was read out from Councillor Sutton (local member) in which she acknowledged that land behind this proposed application was allocated for housing in the delayed Local Plan which would increase the development curtilage of Coven.

The Team Manager explained that within the Green Belt 'limited infill' is permitted within a village ribbon development where special circumstances can be demonstrated.

Councillor Reade supported the recommendation for refusal.

Councillor Holmes believed the proposal would be an improvement and proposed a motion for approval.

Councillor Perry seconded the motion.

The motion was lost.

**RESOLVED:** that the application be REFUSED.

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**MONTHLY UPDATE REPORT**

The Committee received the report of the Lead Planning Manager informing the committee on key matters including training; changes that impact on National Policy; any recent appeal decisions; relevant planning enforcement cases (quarterly); and latest data produced by the Ministry of Housing Communities and Local Government.

**RESOLVED:** That the Committee note the update report.

The Meeting ended at: 20:30

**CHAIRMAN**