

CLIFTON CAMPVILLE WITH THORPE CONSTANTINE PARISH COUNCIL  
MINUTES OF EXTRAORDINARY MEETING HELD ON  
11<sup>th</sup> APRIL 2024 @ 6:30pm  
In Clifton Campville village hall

Present: Cllr Green (chairman), Cllr Nicholls, Cllr Bostock, Cllr Bennion.  
Sue Hughes (Clerk).

Also present: 19 members of the public.

The Chairman welcomed everyone to the meeting and informed all those present that the meeting was being recorded for the purpose of the minutes.

1. Apologies – Cllr's R & E Leedham, Cllr Tongue, Cllr Amsden.
2. Declaration of interest – Cllr's Tongue & Amsden.
3. Members of the public –

Before the public were invited to speak Cllr R Nicholls informed the public that the Parish Council is not a planning authority and any report sent to the Planning Officer from the Parish Council is given no more or less weight than any other comments that the Council receives from the public.

9 Members of the public who attended the meeting verbally objected to planning applications 4a & 4b. The objections/comments given included:

The shared driveway, proximity to boundaries, (including potential impact of noise, headlights and vehicle fumes) access to property, banks being disturbed and the erosion this could cause, visual impact, wrong elevation detailed on plans - scale & height, privacy to nearby residents, lorries and building work causing disturbance, protected trees and preservation order not being adhered to, disruption and trauma for neighbouring residents, and safety measures i.e. access for Fire Service, the plan being greater in size than the last application which was refused. PC members were invited by several members of the public to visit their homes to see how the plans would impact them. Those who spoke have also written to the planning officer with their comments, these can be viewed on LDC planning website.

Mr Tongue spoke on behalf of himself and Mr Amsden, owners of 11 & 15 Chestnut Lane.

Mr Tongue informed members that everyone working on these plans were professionals.

He reported that no resident had visited the site or asked to speak to the owners and that Cllr Bostock was the only PC member to have visited the site. He continued that party wall act 1996 imposes a 3m & 6m requirement on the developer to notify the adjacent residents of excavation so that will cover any boundary concerns under building control, as is the Fire Service. His final comment was that many of the objections were not planning based.

Throughout the public discussion Councillor Nicholls highlighted what issues could be relevant under planning law.

The members of the public were informed that they were welcome to stay for the rest of the meeting, and that this time was for Parish Council members only to discuss business and the public would not be able to participate further.

4. Planning applications – as below

Cllr Bennion announced he wouldn't make a vote on any decision made by the PC at this meeting as he may be asked to participate in a Planning Committee meeting with LDC regarding these applications. Cllr Bennion will not have a vote at LDC Planning Committee as he is not a committee member.

**A. 24/00184/FUL**

Mease Valley Mr and Mrs Tongue  
11 Chestnut Lane  
Clifton Campville  
Tamworth  
Staffordshire  
B79 0BW

Proposed erection of 1no. private dwelling house, detached garage and ancillary works (Resubmission of Planning Application ref: 23/01022/FUL)

After a lengthy discussion members agreed the new plan was more acceptable but that they could not fully endorse this application and would send comments into the Planning Officer with concerns relating to:

Vehicle access, tree root protection and surface water drainage mitigation.

Cllr Nicholls will produce the report and the Clerk will submit this to the Planning Officer.

**B. 24/00185/FUL**

Mease Valley Mr and Mrs Amsden  
15 Chestnut Lane  
Clifton Campville  
Tamworth  
Staffordshire  
B79 0BW

Land Rear 15 Chestnut  
Erection of a detached dwelling and ancillary works.

Members were disappointed with several inaccuracies on this planning application and agreed to send comments into the Planning Officer regarding these, which included:

Drawing anomalies including significant errors for proposed roof and first floor. Vehicular access, including the drive falling outside the perimeter of the development site.

Cllr Nicholls will produce a report and the Clerk will submit this to the Planning Officer.

C. 24/00382/FUH

Miss Jessica Neachell

Location: 8 St Andrews Close, Clifton Campville, Tamworth, Staffordshire

Proposal: Erection of single storey side and rear extension (following demolition of existing garage).

The Parish Council agreed not to object to this application, however, concern was raised that the proposal contained no provision for access between the fore garden and rear garden and a neighbour had informed a Parish Councillor member that the proposed structure would be built over an existing foul sewer. The Neighbours' concerns that the roof of the shed may be of asbestos construction will be addressed by building control regulations. These comments will be sent to the Planning Officer.

D. Members discussed that it may be a good idea for some future planning applications the PC and planning officers could meet at the site to discuss – this will be added to the next agenda.

**Meeting concluded at 19:53**

**Next meeting 7<sup>th</sup> May 2024 @ 7pm**

DRAFT