

KINGS BROMLEY PARISH COUNCIL

**Minutes of the Extraordinary General Meeting held on
Wednesday 9th July 2025 commencing at 7.30pm at Kings Bromley Village Hall.**

This meeting was recorded electronically and these minutes are an abridged transcript of that recording. Note that any corrections to these minutes will be noted in the minutes for the following month.

Present: Cllrs. P. Till (Vice chair and chaired the meeting); C. Davies; Mrs. B. Panayi; Mrs. J. Bamber; Cllr. Mrs. Y. Sheldon; S. Cox; Mrs L. O'Neill.
County Cllr. Mrs. J. Higgins. Dist. Cllrs. R. Cox.

In attendance: Mr. I. Colclough (Clerk).

Public Session: 32 members of the public were present.

Public Forum.

The Vice chair asked the members of the public present if they had seen the documents associated with this outline application. Most indicated that they had. Several members of the public chose to speak at this point. A summary of the points raised is below.

1. The development will bring an increase of around 20% to the present population of the village. One villager said that this development was as big as Leofric Close and Lanes Close combined and will bring additional pressure on services such as the doctors, especially as there is a potential development in Yoxall for 140 houses, also at outline planning stage.
2. The proposal is outside the established area of the settlement boundary which is against LDCs local plan (as it currently stands).
3. Concern over the access on to the already very busy A515. It was also stated that 6 months data recording of vehicle speeds shows the entrance way to the development to be at the highest speed area in the village as recorded by SIDs with publicly available statistics, representing a real danger to potential residents.

A question was asked of Dist. Cllr. Cox as to whether LDC yet had a new local plan. The answer was no – this could take several years to put into place. He added that under the current plan 'low development areas' are identified consisting of 1 or 2 houses as in-fill.

4. Concern was expressed that a further application could come forward in Crawley Lane.

5. Mention was made that the local school is 'full', there are no local services and there will be additional pressure on the doctors locally.

1. Apologies and approval of absence.

None.

2. a) in accordance with Section 31 of the Localism Act 2011, members to declare any Disclosable Pecuniary Interest in items on this agenda.

Cllrs. Davies and O'Neill declared an interest as they are adjacent neighbours to the site of the below application.

b) Clerk to report any written requests for dispensations in respect of items on this agenda. None received.

3. To consider the planning application below.

Application No: 25/00724/OUTM - (Outline Application (Major))

Applicant: Briony Stenhouse

Location: Land Between, 39 - 55 Lichfield Road, Kings Bromley, Burton Upon Trent

Proposal: Outline application for the construction of up to 70 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Lichfield Road.

The Vice Chair opened the meeting – below is a summary of what was said.

- This is only an outline application – a detailed design within a full planning application will follow if this outline application is approved.
- The application to build retirement homes off the Lichfield Road has gone to appeal and is catered for in LDCs local plan.
- Flooding is more of an issue. See below.
- Kings Bromley's draft Neighbourhood Plan recognises that more homes will have to be built.
- The existing LDC local plan has been withdrawn. New one not available yet. This puts many settlements 'at risk' of speculative development applications.
- The Parish Council has held an unofficial meeting with the consultants that have made the outline application. The process is that the consultants identify possible suitable land for development and make an outline application. If that is successful they then negotiate between the landowners and any developers. The land price will then increase. Then the land is sold and the full detailed planning application is made. Any land pockets can be subject to an outline planning application.
- Over 260,000 vehicles per month are passing through the village. SCC has this data which is also on the website.
- The local school is at 98% capacity and there are no spaces at the high school. The new school to be built at Rugeley will not take Kings Bromley pupils. The catchment area shrinks as more houses are built.
- Flooding – images have been requested from residents and a good response received. The A515 / A513 has been flooded several times in the last 4 / 5 years. This is a level 2 / 3 flooding site. When a flood occurs such that the County have to divert traffic, they should issue a Section 19 report. There is no evidence that they have done this. If such a report is issued then it raises the category (level 2 / 3). The local flood agency is SCC. EA look at rivers. Crawley brook is a major part of the drainage to the area and overflows regularly. The application shows attenuation ponds but these will not help in times of high rainfall. The application is in the middle of the flood zone and hard surfacing will make things worse. Field ditches are the responsibility of the landowner. These along Crawley Lane are blocked. The plan is to pump excess water into Crawley Brook. Flooding is getting worse.
- The outline application shows cycle access onto Crawley Lane which is a derestricted road. There is no indication of a footway link as stated by the Agents.
- A pond is shown on the plan near Crawley Lane – who will maintain this?
- Grounds will be looked after by a management committee.

- A show of hands was then requested from the Vice Chair. All were in favour of the Parish Council objecting to the application with only two abstentions from Cllr. Jan Higgins (Staffs CC) and Cllr. Bethany Panayi (King's Bromley PC). Neither of the councillors that had declared an interest abstained.
- 17th July is the deadline for the public to make comments. A 'crib sheet' was distributed to help those who wished to comment through the LDC planning portal. If help is required please contact Cllr. Davies.
- Public were urged to write a letter if they do not use the internet. The PC will discuss distribution of minutes within the village.
- Keep points brief as long complex letters may not be fully read. Use bullet points and key words. It is about the quality of the objections not simply 'we don't want these houses'.
- The deadline for the PC response has been extended until mid August. They will prepare a response in due course.
- The chair of the Cricket Club, Colin Hopkins, then spoke at some length. A copy of his words can be seen at appendix 1 attached. The attendees applauded his statement.

Further comments.

- The application states that the land is not agricultural though crops have been grown there for over 10 years. The classification of the land is dependant upon what is grown.
- Section 19 reports. The council will lobby SCC to find out why these reports have not been registered. They are not on the SCC website – its is a public document. After discussion County Cllr. Higgins was asked to find out how the council can make a freedom of information request. She will do this and inform the clerk.
- Cllr. Cox was asked if he would 'call in' the application. He said that there would be no need if the parish council objects but he would do it anyway.

Dist. Cllr. Cox then spoke.

The new LDC local plan is being worked on. Housing numbers may be met with a new settlement in the District. Land supply is an issue. The existing plan shows the proposed development to be outside the existing development boundary. Flooding is an issue. The EA will have been consulted. The main issue to respond with are a) Flooding b) Access onto the A515 c) Ecology – are there bats? (response from resident was yes) d) lack of local infrastructure e) lack of a full consultation with the community f) Pollution g) Impact on amenities. Proportionally, this is a large development but the presumption under the National Planning Policy Framework is for approval. Solid reason are required to refuse.

The vice chair thanked everyone for attending and said that further discussion will take place at tomorrow evenings General Parish Meeting.

The meeting closed at 9pm.

Signed(Vice Chair) Date: 14th August 2025.