

Clifton Campville and Thorpe Constantine Parish Council

Minutes of Extra Ordinary Meeting held at Clifton Campville Village Hall on 8th April 2025.

To discuss Planning Application No. 24/01023/COU

The Green Man Inn, Main Street, Clifton Campville, Tamworth, Staffordshire

Present:

Cllr R Nicholls (Chair), Cllr A Tongue (Minutes) Cllr E Leedham,
Cllr A Amsden

Apologies:

Pam Bostock, Phil Bennion, Robert Leedham

Declaration of Interest:

None

Members of the Public

32 members of the public present, including Applicant and Architect.

Public Contribution

Cllr Nichols. Welcomed the public, explained the protocol and that they were welcome to stay after the public session, but were not allowed to speak during the PC formal meeting.

Cllr Tongue. Requested that if they could stay after the public session, that it would be beneficial as they could hear first-hand the discussion and decisions made, rather than any hearsay or supposition.

The public session was highly charged emotionally and robust as there appeared that the majority of the audience seemed to think that the reason why the retail unit “shop” had not opened in the village was because the Parish Council had objected to it.

Cllr Tongue pointed out that the Parish Council has never objected to the retail unit, and did not understand where this had come from.

Cllr Tongue also pointed out that it was very upsetting for members of the PC who are only volunteers to have unfair and untrue comments made on the Village Facebook Page.

Cllr Nichols said the Parish Council had concerns about the limited parking and the congestion resulting from parking in the road outside of the Green Man (Main Street).

One member of the public asked what qualifications the members of the Parish Council had to make representation and reports to LDC. Cllr Nichols confirmed that no formal qualification was held by any Councilor, but that he personally had many years of work experience in associated fields that included planning. The member of the public requested that the fact none of us had a formal qualification in planning to be recorded in the minutes.

During the public contribution to the Meeting, all of those attending spoke in support of the need for a shop within the village and requested the Parish Council support it. There was a strong feeling amongst the public the reason for the shop not being open was because the Parish Council would not support it.

Cllr Tongue pointed out again that the Parish Council **had never objected** to the retail unit being referred to as the “shop”.

Cllr Nicholls reiterated this, and suggested people write their own submissions of support to LDC.

There were no comments made orally in opposition to the scheme, although most people throughout their comments were referring only to the “shop” so support for the whole scheme was not evident.

Mr David Smith the husband of the applicant, Mrs Maria Smith, requested that the PC revisit the parking application in line with the new documentation that has been submitted.

It was acknowledged that previous observations and comments relating to concerns with parking in past applications may no longer be valid. Mr Smith advised that additional parking has now been provided a copy was shown to the Parish Council. Cllr E Leedham examined the plan and confirmed with Mr Smith that it had been submitted to LDC.

Mr Smith also requested that the Parish Council put their full support behind the total application. He felt that as a business that was struggling at times, the Parish Council had a duty to support them in the whole application.

It was acknowledged that previous observations and comments relating to concerns with parking in past applications may no longer be valid.

Mr Smith stated that parking only became an issue during busy times - Friday evenings, Saturday evenings and Sunday afternoons, and suggested that perhaps the retail unit could have conditions incorporated in the approval to limit its opening times to when the pub is less busy, limiting opening on Friday evenings, Saturday and Sunday afternoon and evenings.

There were no comments made orally in opposition to the scheme, although most people throughout their comments were referring only to the PC supporting the “shop” (Retail Unit).

End of Public Session.

Parish Meeting Opened.

Cllr Nichols opened the Parish Meeting and asked the remaining members of the public to remain silent.

During their considerations, Parish Councilors recorded their **support for the proposals and emphasized in particular for the conversion works to provide a retail unit.**

However, it was felt that it may be wise that the retail unit have restrictions on opening in line of what Mr Smith had suggested.

In view of the Applicant's additional submission providing evidence of a Car Parking Assessment and Car parking Accumulation, Parish Councilors had applied particular consideration to the parking aspects of the Application.

The Meeting reviewed the Parish Council's earlier Representations in respect of this Application and to Planning Application 23/00086/COU within which references had been made to previous Applications 15/00997/OUT and 21/00100/LBC and specific observations relating to parking considerations applicable to those proposals.

It was acknowledged that the current proposals did not coincide with those earlier proposals and past observations wouldn't now be applicable.

Cllr Nichols read out a submission by Staffordshire County Council dated 17th May 2023 and 12th September 2023 in respect of the previous Planning Application 23/00086/COU relating to the current proposals, both of which contained the following conclusion :-

“In light of the change of use of the public house function room in the outbuilding to residential dwellings, overall, there is a reduction in the demand for car parking at the site; the marking out of formal spaces will also lead to the car parking area being made more efficient and so the car parking is acceptable to serve the proposal”.

However, for safety reasons Cllr Tongue suggested that if approved there should be provision made for a vision splay to ensure safe exit from the car park. At the moment people are parking right up to the gate both sides and it is dangerous to motorists both leaving the Green Man and also travelling along Main Street.

The Meeting agreed to recommend that this visibility concern be addressed within the planning determination.

Cllr Nichols also highlighted that the “Retail Space” aspect of Para 3.8 of the Car Parking Assessment appears not to coincide with the provisions of Para 15, Appendix D of Lichfield D C's Sustainable Design Supplementary Planning Document, which consequently may have a marginal impact upon the conclusions reached in Para 3.15 of the Parking Assessment.

The meeting concluded at 8.55pm.

