

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (6 February 2023)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 9 **22/01533/FUH – Erection of detached double garage (part retrospective)**
9 Foden Close, Shenstone, Lichfield, Staffordshire

Additional Representations

Since the publication of the agenda further information in the form of three photographs. These photographs show: -

Photograph 1: A view looking down the private drive showing the application site before works commenced.

Photograph 2: A view from a similar position showing the proposed garage photo-shopped into position.

Photograph 3: A view taken from the objector's garden with the side elevation of the garage photo-shopped in.

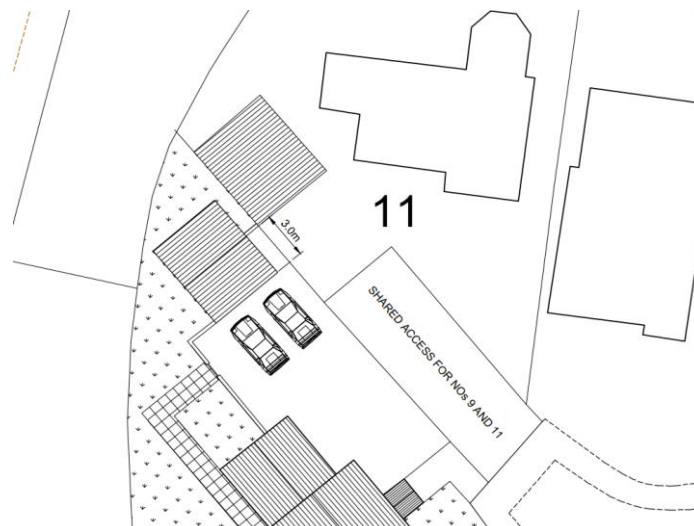
These photographs have been included in the officer presentation.

Additional / Further Observations

Officers are unable to comment on the accuracy of the photoshopped images and advise caution on the reliance on the photo-shopped images.

For the avoidance of doubt Officers can confirm that the garage would project 3m from the plane of the front elevation of the garage at the neighbouring property at No 11 Foden Close as can be seen from the Layout Plan below.

Layout Plan showing the Projection of the Proposed Garage Beyond the Plane of the Front Elevation of the Garage at No11 Foden Close



Updated Observations

The recommendation remains as set out in the main report.

- Page 19** **18/00840/OUTMEI – Outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access).
Land North Of Browns Lane, Tamworth, Staffordshire,**

Additional Letters of Representation

A further letter of representation has been received from Barwood Land, the developers of the Arkall Farm development who have objected to the proposals. The representations received on 3rd February 2023 include Counsel advice obtained on their behalf which relate to consideration of highway and Environmental Impact matters in the Report. The advice sets out that they disagree with the Stance of the Highway Authority and on highways matters and also question the conclusions of your Officers on Environmental Impact matters. As a result they assert the Officer recommendation to be flawed and could seriously undermine and prejudice the further delivery of the committed, and allocated, (1,000 home) Arkall Farm development.

Observations

Legal advice was obtained by Officers prior to the completion of the Planning Committee Report. Notwithstanding this, given the complexities of the case and the legal issues raised in the latest representations, Officers recommend deferral of this item from this evening's agenda. This will allow the Council to properly consider the Counsel Opinion received and ,obtain legal advice (including Counsel opinion) . The application will then be reported back to Planning Committee for decision in due course.

Amendment to Recommendation

RECOMMENDATION: Deferral to allow consideration of late submissions.

- Page 66** **21/01956/OUTFLM – Full application for the construction of 500 dwellings, access via Lichfield Southern Bypass, footpaths, cycleways, public open space, play areas, sports pitches, landscaping, district park including biodiversity enhancement area, drainage and development infrastructure (part retrospective); and OUTLINE application (all matters reserved) for a primary school (F1a), a mixed use community hub to include commercial development (Ea, Eb, Ec, Sui Generis hot food takeaways and drinking establishments with expanded food provision) and a community building (F2b). (Amended description to reflect reduced number of residential properties proposed and incorporating the 169 dwellings (phase 2A) approved and built under 19/00478/REMM).
Land South Of, Shortbutts Lane, Lichfield, Staffordshire**

Additional Plans (provided for information only) received 3.2.23
Excerpt of Density Plan reference: EAAH5738-RPS-XX-0-DR-A-8113



Area from Density Plan received where housing forms edge with open space and district park. Applicant has indicated these highlighted areas equate to 1.8hec. The density equates to 32.6 dwellings per hectare

Additional Letters of Representation

It is understood that a late additional letter has been recently circulated to all members of the Planning Committee outlining comments/concerns regarding the layout density and quality of the design of the development and whether the proposal effectively creates a positive 'sense of place'.

Clarification has been requested as to whether this represents a further formal objection to the scheme, however comments are made in response to this letter below

Additional / Further Observations

Character/Quality of Design and Density

The site makes efficient use of land in support of the adopted policy for the southern development area. The scheme maintains 3 character areas as defined in the original 'Masterplan' for the site with the 'Wharf Style' house fronting and around the restored canal route. The proposed homes adjacent to London Road provide a design acknowledgement to the 'arts and crafts' to the existing properties and the final area of a more traditional character of 'cottage style' features with a higher densities.

The site maintains a hierarchy of access routes with and convenient wayfinding cycle and footpaths connecting to wider public transport. The network of streets have been designed at 20mph with tight bends to slow traffic speed. Parking solutions have been varied to provide frontage and side parking that continue meet highways requirements which has been defined by hedges to provide a degree of visual containment.

The site continues to provide a good mix of house types, styles sizes and densities which is evidenced in the development. The design and layout show a range of complimentary materials, form, scale height and massing with outdoor spaces and defined curtilages with hard and soft boundary treatments which provided a good definition of public realm and private realm with surveillance over frontages, sides and over open space.

The scheme still continues to follow the original masterplan for the site of densities ranging from 30 -50 dph. The density plan was provided to the Local Planning Authority in response a request from the Local Planning authority with specific reference to comments received in respect to density and especially around the interface with open space and these demonstrate a softer edge with the drainage ponds/wildlife areas fronting the playing pitches and allotments, the open space and district park area.

Knowle Hill is and remains a significant feature of the landscape within the District Park as part of the scheme and it continues to help frame/ define the entrance to the wider city area and provides a particularly attractive open space and wayfinding point with pathways proposed around and will lead to the top and to enable wider views across the city and to the cathedral spires.

In summary notwithstanding the late submissions the Local Planning Authority consider that the proposal remains acceptable in design terms and so continues to support the development. No change to recommendation in this regard.

Recommendation

This Site and the current Application are significant and are complex in Planning Terms. As a result ongoing discussions are taking place with the applicant in terms of conditions and with regard to some of the details of the S106 Heads of Terms. There is an existing s106 linked to the previous Permission which will also need to be considered in light of the current proposal. So, it has not been possible to finalise some of the S106 Heads of Terms and the conditions in the Committee report. Therefore Officers request that if members are minded to approve the application that delegated authority is provided to the Head of Planning in consultation with the Planning Chair and Vice chair to agree the conditions and final details of the S106 Heads of terms.

Page 126 **22/00242/FUL – Retention of 2 No. UPVC doors with juliet balconies, plus internal changes to bar and toilets**
The Trooper Inn , Watling Street, Wall Village, Lichfield

Additional Observations

Councillor Janice Sylvester- Hall has raised objections to the scheme reiterating the objections made by Wall Parish Council.

Observations

The issues raised by Wall Parish Council have been addressed in the main report. There are no updates to the recommendation set out in the Planning Committee report.

Page 137 **22/01179/FUL – Erection of no1 bungalow**
121 Highfields Road, Chasetown, Burntwood, Staffordshire

Additional Observations

It should be noted that the application was called in to be heard at Planning Committee by Councillor Janice Sylvester- Hall on 25th August 2022 on the following grounds:

Significant concerns are being raised by Hammerwich Parish Council, who have also been given an extension to the deadline date in this case. Comments received thus far include;

- I don't think it fits anything in our Neighbourhood Plan
- Highways, particularly parking and access, degrading effect on adjoining properties, a similar development further up Highfields Road is causing traffic concerns and setting

neighbour against neighbour. We cannot support a development that repeats a previous mistake in my book.

Observations

The above issues have been addressed in the main report, and the recommendation remains as set out.