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Friday, 19 October 2018

Dear Sir/Madam

PLANNING COMMITTEE SUPPLEMENT

Please find attached supplement papers for Planning Committee on **MONDAY, 29TH OCTOBER, 2018 at 6.00 PM IN THE COUNCIL CHAMBER** District Council House, Lichfield.

Access to the Council Chamber is via the Members' Entrance.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'Neil Turner', is written in a cursive style.

Neil Turner BSc (Hons) MSc
Director of Transformation & Resources

SUPPLEMENT

4. Planning Applications

3 - 14



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SUPPLEMENTARY REPORT

PLANNING COMMITTEE (29th October 2018)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 50

**18/01142/OUT – ERECTION OF A DETACHED DWELLING (OUTLINE APPLICATION RELATING TO ACCESS AND LAYOUT)
ELFORD COTTAGE 26 CHURCH LANE FRADLEY**

Additional Planning Policy

Fradley Neighbourhood Plan (Emerging)

Policy FRANP1: Fradley Village Settlement Boundaries

Policy FRANP6: Character and Design

Policy FRANP13: Residential Parking

Observations

It is noted that Fradley Neighbourhood Plan has now been submitted to the Council and therefore, limited material weight can be given to the document, until it has navigated the full adoption process, which will include a local referendum and becomes Made. Draft policy FRANP1 advises that “*development in Fradley shall be focused within the village settlement boundaries*”. Draft policy FRANP6 indicates that new development should contribute towards the local distinctiveness of Fradley. Proposals should demonstrate high quality, sustainable and inclusive design and architecture as well as good urban design. Furthermore all development shall protect the amenity of neighbours, and be of designs which reflect the scale, mass, height and form of neighbouring properties, whilst utilising high quality materials. Draft policy FRANP13 sets out that where new proposals generate an increased need for residential parking it must provide adequate and suitable off-street parking. The additional parking shall either be via car port, garage or parking space and be permanently available for parking use.

As advised above, these policies currently carry minimal planning weight and as such, cannot currently be utilised to warrant the refusal or alteration of a scheme. Notwithstanding this, the development is considered to comply with the requirements of this emerging plan, and as such this does not alter the recommendation of approval, subject to conditions, as outlined in the main Committee report.

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**18/01148/COU – CHANGE OF USE OF LAND TO BECOME ADDITIONAL GARDEN SPACE
10 METCALF CLOSE BURNTWOOD**

Amended Plans

Amended plan received 25th October 2018 showing fence line to the south of the proposed landscaping. Drawing Number 894-01 (Amended 25.10.18).

Amended Proposal

The area of land is approximately 6m in depth by 36m in length giving a total area of 220m² instead of 52.5m².

Observations

Paragraph 4.2 should indicate that the site area is approximately 220m² instead of 52.5m²

It is considered that the amended plan and correction to the size of the area in question do not alter the issues addressed in the main Committee report and therefore no change to the main recommendation is required.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

29 October 2018

18/00913/FUL & 18/00914/LBC

Philip Mayling	Objector
Debbie Glancy	Applicant's Agent
Toby Ryder	Applicant

BLOCK PLAN

18/00486/FULM
Bridge Farm
Bridge Farm Lane
Fradley

Scale:

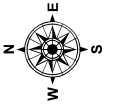
Dated:

October 2018

Drawn By:

Drawing No:

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BLOCK PLAN

18/01142/OUT
Elford Cottage
26 Church Lane
Fradley

Scale:

Dated:

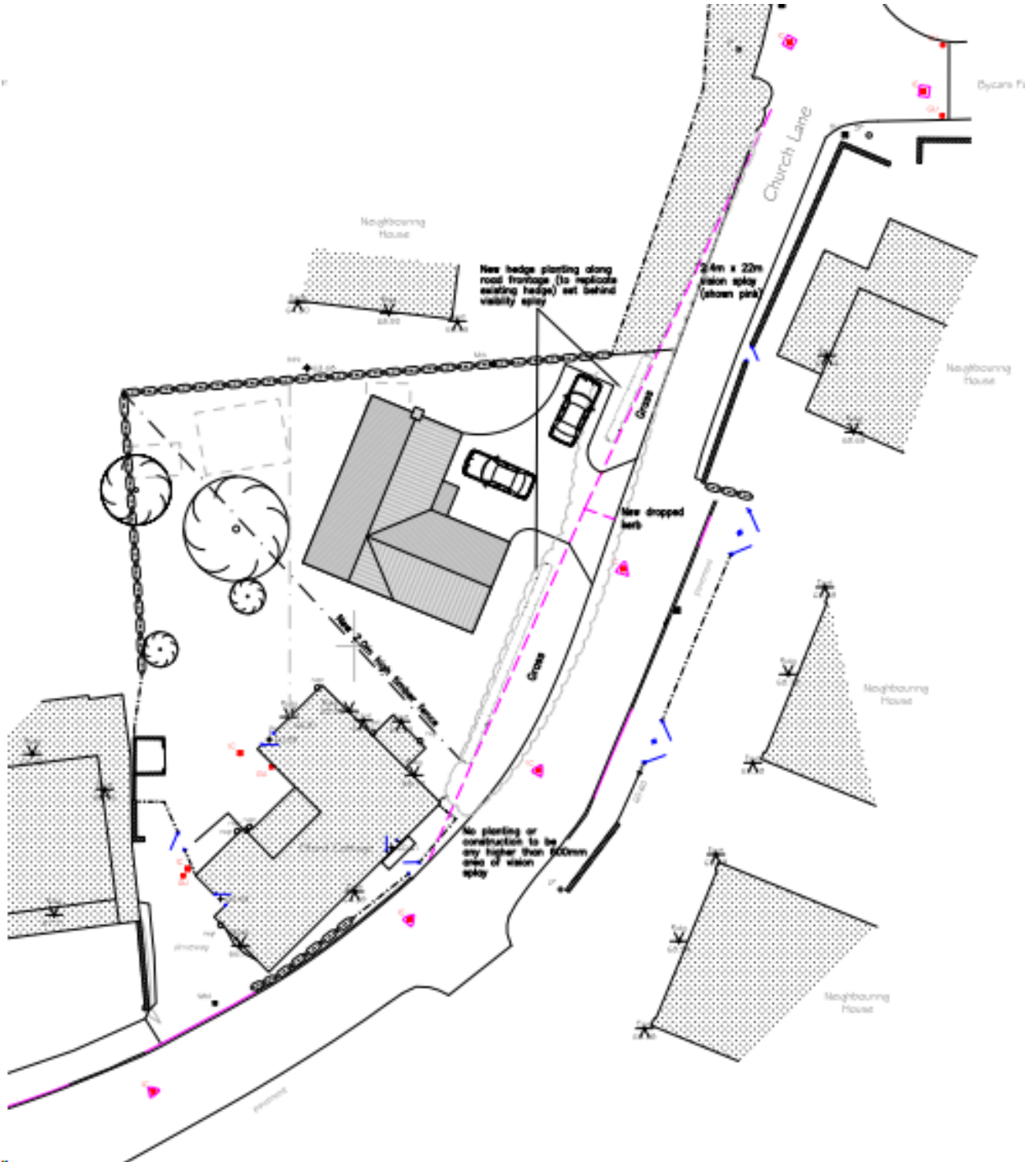
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BLOCK PLAN

18/00625/FUL

15 Fox Lane

Alrewas

Burton Upon Trent

Scale:

Dated:

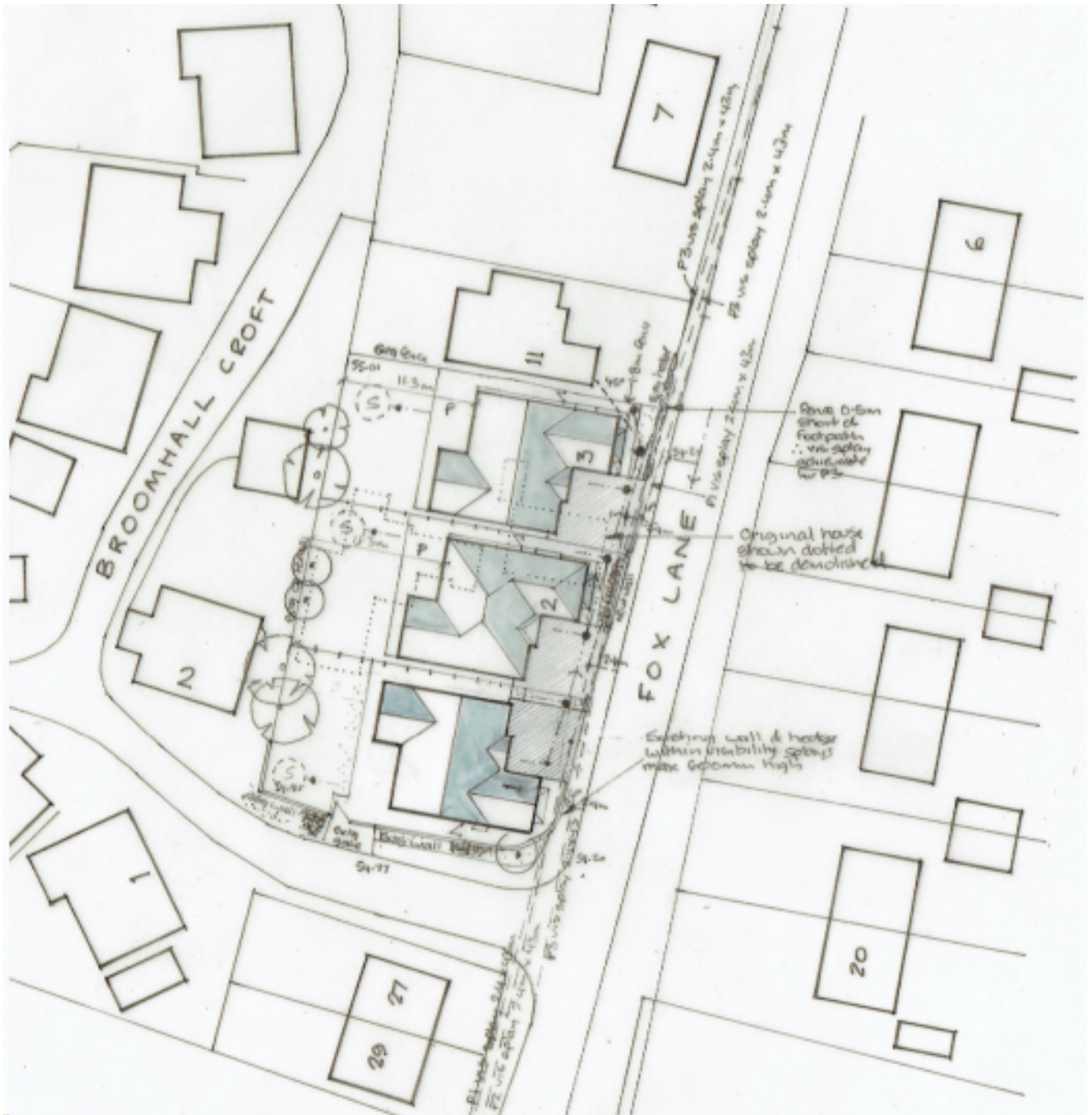
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BLOCK PLAN

18/00913/FUL & 18/00914/LBC
70 Main Street
Alrewas
Burton Upon Trent

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18/01148/COU
10 Metcalf Close
Burntwood

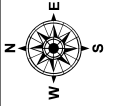
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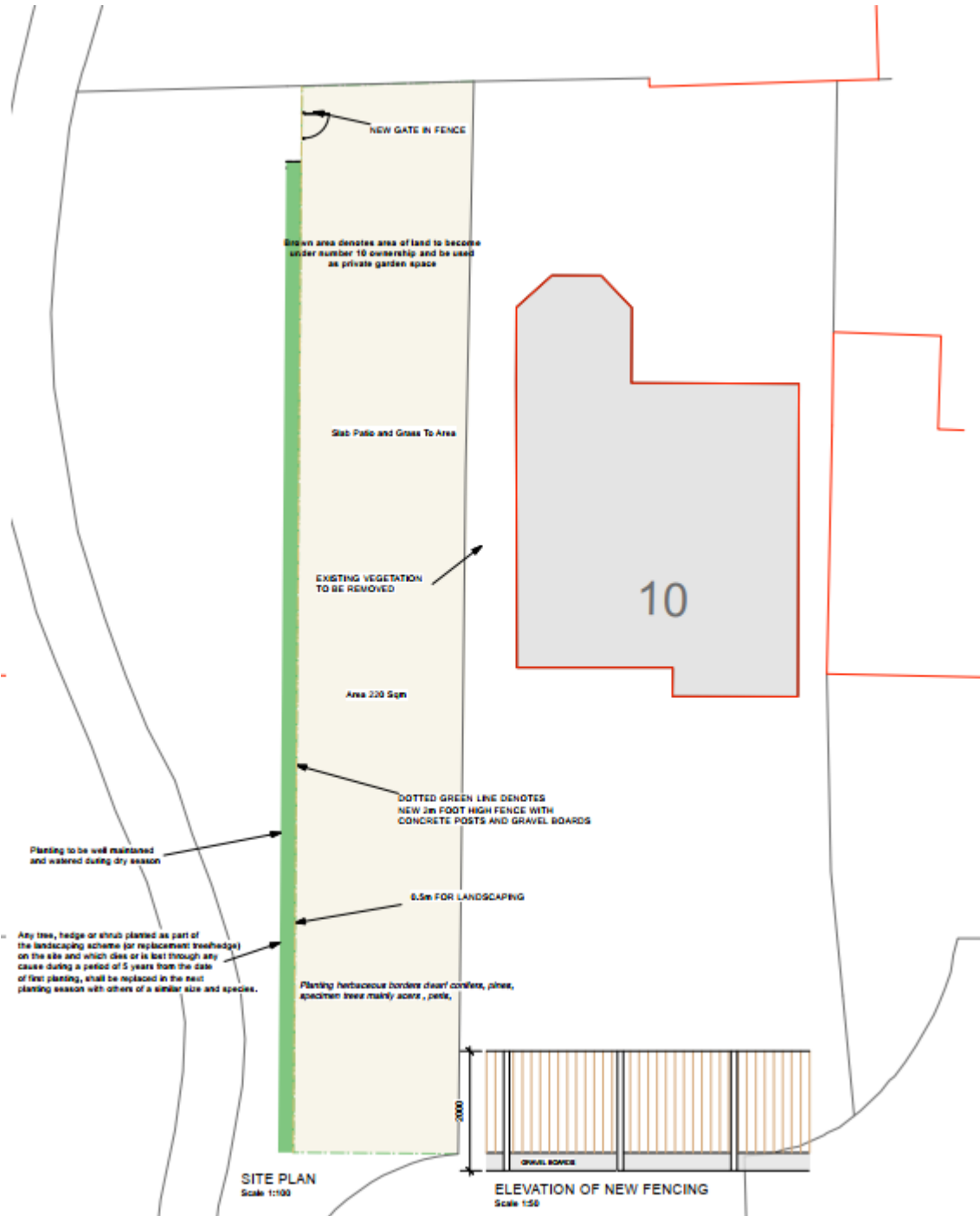
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18/01372/FUL
53 The Pines
Lichfield

Scale:

Dated:

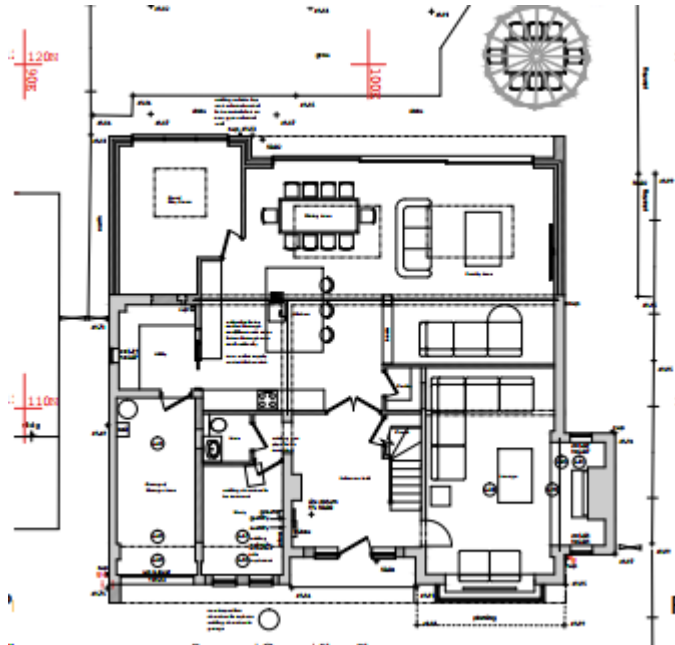
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18/01206/FUL
91 London Road
Canwell

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BLOCK PLAN

18/01217/OUTFLM

Land At
Cricket Lane
Lichfield

Scale:

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18/01303/FULM
Land North Of
Bellamour Lane
Colton

Scale:

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