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12 April 2021

Dear Sir/Madam

PLANNING COMMITTEE SUPPLEMENTARY REPORT

Please find attached supplementary papers for Planning Committee on **MONDAY, 12TH APRIL, 2021 at 6PM.**

Yours faithfully

A handwritten signature in black ink, appearing to read 'Christine Tims'.

Christine Tims
Head of Governance & Performance

SUPPLEMENT

4. Planning Applications

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SUPPLEMENTARY REPORT

PLANNING COMMITTEE (12th April 2021)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**20/01238/COUM – Conversion and extension of existing barn to form gospel hall (Use class F.1 (f)) as a place of worship, with demolition of other agricultural barns and provision of car parking, landscaping and associated works
Oak Tree Farm, Drayton Lane, Drayton Bassett.**

Additional / Amended Conditions

In order to distinguish between the use of the hall for services and weddings/funerals it is recommended that condition 13 is amended to include the word ‘services’ and therefore read as follows:

Condition 13.

Services shall be undertaken during the following times only:

17.00 to 21.30 Monday-Friday

07.30 to 13.00 Saturdays

05.15 to 18.00 Sundays

And an additional condition is recommended, as follows:

Condition 14. No more than six weddings or funerals shall take place per annum and these shall only take place on Mondays to Fridays between the hours of 10.00 and 15.00 in accordance with a scheme of mitigation submitted to and approved by the Local Planning Authority in writing before the use hereby permitted is commenced. Such a scheme shall set out measures to reduce the impact of these events on the amenity of nearby residents, including a restriction on the number of attendees and guests to no more than 150 and the management of car parking. A register of all weddings and funerals that take place at the premises shall be kept and made available for inspection by the Local Planning Authority and all weddings and funerals shall be managed in accordance with the agreed scheme of mitigation for the lifetime of the development.

Condition 14 Reason: To protect the residential amenity of nearby properties, in accordance with the requirements of Policy BE1 of the Local Plan Strategy and the National Planning Policy Framework.

Correction

Paragraph 11.3 of the main report should refer to 20 not 30 cars.

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**19/01736/FULM – Erection of 1 no agricultural building for cold storage with lean-to canopy, private way/track to serve potato grader, new vehicular access, hardstanding and associated works (part retrospective)
Barn Farm, Cranebrook Lane, Hilton, Lichfield.**

Additional / Amended Conditions

Recommend Condition 2 (f) is amended to clarify about the access to the site by tractors, to read as follows:

"2. f) Tractor units shall not access the site between 00:00 and 06:00 hours;

Amended Observations

The main report states at Note 3, that the application was reported to the Planning Committee on 11 January 2021 due to a significant planning objection from the Parish Council of Drayton Bassett. This is incorrect as the Parish Council is Wall.

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20/01236/FUL – Creation of field access with installation of gate and ramp down to field Land Adjacent The Crown Inn, Uttoxeter Road, Handsacre, Rugeley

Correction

Under 'Note' the following should be recorded as the reasons the application is being called in by Cllr Richard Cox:

This application is being reported to the Planning Committee due to the application being called in by Councillor Richard Cox on 29th November 2020 for the following reasons

- Highways: Access / Egress onto a busy road not necessarily B5014 but part of A513. 60 mph approach from Kings Bromley Lane junction.
- Probity: objections from residents will allow them to have their say. Also anecdotal information of a future travellers site going against development as previously refused and upheld on appeal as detrimental to the openness of green fields in the countryside.

Amendment

Within the 'Relevant Planning History' section of the main report, ref. 15/01336/OUTM this application was 'refused and dismissed at appeal'. The report under the 'background' section explains about this further.

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20/01085/FUL – Demolition of existing dwelling to be replaced by erection of a 4 bed dwelling and associated works Windy Ridge, Commonside, Gentleshaw, Rugeley

Additional Letters of Representation

Councillor Strachan is unable to attend the committee meeting, and so has provided the following further representation:

"I remain frustrated that the consideration of this application must be taken in the context of the approved extension's floorplan and not the current one. This does present an impression of a far greater increase in size than we are in fact considering. It is in view of this that I welcome the condition to remove permitted development rights, which should protect against further disruption to this site and would commend that condition to the committee.

You will recall that my call in was centred on scale and the impact on the street scene in Gentleshaw. Your report and its careful approach, and my own time spent in the village, have considerably reassured me on this front. The proposed dwelling would be an improvement on the existing, rather tired property and makes an attractive addition to the village, in my view. I also accept your observations that it would have little visibility in the local area and cannot therefore be considered harmful to the rural setting given the nature trees surrounding it and lack of immediate neighbours.

On the harm to the Green Belt and AONB, I accept your conclusion on the 1% increase in scale not being overwhelming when the previously approved extension is considered. This

would therefore negate those concerns from a planning law perspective. As those concerns fall away, I would therefore support your final conclusion on the acceptability of the proposed development. Can I also commend the careful and detailed treatment of the ecological element of this application which was sensitive and dealt with very thoroughly.”

Additional Conditions

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), (or any Order revoking and re-enacting the Order with or without modification) no development contained within Schedule 2 (Part 1) of the Order shall be carried out without the prior written permission, on application, to the Local Planning Authority.

12. Notwithstanding any details in the application documents, the demolition of the existing dwelling, ‘Windy Ridge’, shall be completed within one month of commencement of the development hereby approved.

13. Before the occupation of the new dwelling hereby approved, the outbuildings identified for demolition on the approved plans (including those identified within the land ownership of the applicant) shall be demolished and removed from site.

Reasons:

11. To ensure the satisfactory appearance of the development and protect the character and appearance of the Green Belt, in accordance with the requirements of Policy BE1 and NR2 of the Local Plan Strategy and the National Planning Policy Framework.

12. To ensure the satisfactory appearance of the development and protect the character and appearance of the Green Belt, in accordance with the requirements of Policy BE1 and NR2 of the Local Plan Strategy and the National Planning Policy Framework.

13. To ensure the satisfactory appearance of the development and protect the character and appearance of the Green Belt, in accordance with the requirements of Policy BE1 and NR2 of the Local Plan Strategy and the National Planning Policy Framework.

Additional Observations

Points of Clarification

The outbuildings within the red line plan are to be retained. The applicant has however expressed their intention to remove the outbuildings which lie outside of the red line boundary. To ensure this occurs in the interests of protecting the Green Belt, a condition is recommended. Also, a further condition is recommended to remove permitted development rights for any further outbuildings again to protect the character and openness of the Green Belt.

Although it is unlikely that the new dwelling would be able to be erected with the existing dwelling in situ, given their close proximity to one another. A further planning condition is recommended to ensure the existing dwelling is demolished within one month of commencement on site in order to provide greater certainty that this will be achieved.

A further letter of representation has been received from neighbour. The following concerns are raised therein:

- Concerns and objections with regards to road safety issues.
- Overriding concern is vehicular safety due to increased volume of vehicles.
- A site visit by the committee has been suggested.
- Narrow road and close proximity of the driveway to the driveways opposite and the hammerhead.
- Over-reliance on the hammerhead by the whole of the close to turn safely to exit.
- Dangerous when trying to safely pull off our own driveways if another property is built in such small proximity to our own.
- Present clear view of the road will be obstructed by any vehicle parked on the drive outside the proposed property.
- Highway safety visibility concerns.

Additional Observations

The points raised by the additional representation have been considered in the assessment of this planning application within the main report. Further to this, the County Highways team have recommended no objection on highways related grounds subject to planning conditions. Therefore, it is considered there would be no sustainable grounds to refuse the application on such basis.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

12 April 2021

20/01238/COUM

Councillor Ian Watkins
(Drayton Bassett Parish Council)

Objector

Ms Chloe Bennett

Supporter

Mr Andrew Beard
(AB Planning)

Applicant's Agent

19/01736/FULM

Ms Catherine White

Objector

Cllr Janice Silvester-Hall

Ward Councillor

Ms Charlotte El-Hakim
(CT Planning)

Applicant's Agent

20/01236/FUL

Mr Alastair Richards

Objector

Mr Michael Lapworth

Applicant's Agent

20/01085/FUL

Mr Norman Stanfield

Objector

Mr Christopher Timothy
(CT Planning)

Applicant's Agent

20/00932/FUL

Mr Michael Murphy

Objector

Mr Gary Deffley
(JT Design Partnership)

Applicant's Agent

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