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Ask for Wendy Johnson
Email wendy.johnson@lichfielddc.gov.uk



District Council House, Frog Lane
Lichfield, Staffordshire WS136YU

Customer Services 01543 308000
Direct Line 01543308075

Wednesday, 28 March 2018

Dear Sir/Madam

PLANNING COMMITTEE

A meeting of the Planning Committee has been arranged to take place **MONDAY, 9TH APRIL, 2018 at 6.00 PM IN THE COUNCIL CHAMBER** District Council House, Lichfield to consider the following business.

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

To: **Members of Planning Committee**

Councillors Marshall (Chairman), Powell (Vice-Chair), Awty, Mrs Bacon, Mrs Baker, Bamborough, Mrs Barnett, Cox, Drinkwater, Mrs Evans, Miss Hassall, Humphreys, Matthews, Pritchard, Miss Shepherd, Mrs Stanhope MBE, Strachan and A Yeates



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SUPPLEMENTARY REPORT

PLANNING COMMITTEE (9th April 2018)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 5

17/01352/FULM - Erection of 14no one bedroom apartments, 8no two bedroom dwellinghouses, 5no three bedroom dwellinghouses and associated works. Land off Cannock Road, Chase Terrace, Burntwood, Staffordshire

Additional observations

In considering the education impact of the development, the committee report contains a mathematical miscalculation. The sum calculated by the Staffordshire School Organisation Team within their comments stated that the development will attract financial contributions for 3 primary school places calculated as $3 \times \pounds 11,031 = \pounds 3,093$. This incorrect figure is subsequently referenced at Paragraph 8.1 as part of the Education consideration. The total sum quoted should read as $\pounds 33,093$ and not $\pounds 3,093$. This clarification does not alter the recommendation provided to the Committee.

Paragraph 8.6 of the report states that disruption during construction is not a consideration material to the determination of this application. This has been incorrectly reported as a development of this scale and the environmental disturbance caused to local amenity is material in this instance. However, recommended condition No.5 seeks to mitigate the harm arising from the construction process by requiring the submission and approval of a Construction Vehicle Management Plan which will control factors such as parking or site operatives and visitors, times of deliveries, construction hours and wheel washing facilities associated with the development. It is considered that this is a proportionate approach to a development of this scale given the proximity of nearby residential properties. This does not alter the recommendation provided to the Committee.

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17/01445/FUL – Erection of 4no four bedroom and 4no three bedroom dwelling houses and associated works – Land Adjacent Samuel Johnson Community Hospital, Trent Valley Road, Lichfield

Amended Recommendation

RECOMMENDATION: Approve, subject to the following conditions, and there being no material planning objections received by 30th April 2018 following the serving of a Certificate B ownership certificate and expiry of the period of consultation with Samuel Johnson Community Hospital.

Additional Consultee Comments:

Following amendments to the scheme which sees the provision of 4 x 3no bedroom dwellings and 4 x 4no bedroom dwellings as identified in the main report, the following comments have been received:

Lichfield City Council – Object. The development would increase traffic congestion at the junction with Wissage Road/Trent Valley Road. Dangerous access/egress onto a narrow busy road. If Committee are minded to approve, vehicles should be able to leave all the

properties in forwards gear and that the land should be lowered by 1 metre by removing sub-soil.

Additional Neighbour Comments:

Two further letters of representation have been received. The comments have been summarised as follows:

- It is trusted that LDC will press relevant bodies to improve control of car parking and congestion in the area around the hospital complex if this site is not to be used to resolve them;
- On street parking is a frequent occurrence and cannot be seen without risk to traffic flow, pedestrian and vehicle safety;
- Flaunting of parking restrictions on Wissage Road is common and appears to go unchallenged; and
- As part of granting consent double yellow lines should be provided as well as repainting those over the road hump adjacent to no 16 Wissage Road.

Additional Observations

The additional issues raised by residents have been previously addressed in the main report. The suggestion of introducing double yellow lines cannot be conditioned through this permission as they would fall under the jurisdiction of Staffordshire County Council and the concerns regarding the flaunting of parking restrictions is also a matter for SCCH. These additional comments do not alter the recommendation provided to the Committee.

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17/01132/FULM – Variation of condition no3 (approved plans) of application 16/01294/FULM to amend the layout for the previously approved multi storey car park, vehicle lanes associated to the car parking areas and car parking access points. Land at Birmingham Road, Lichfield, Staffordshire

Amended site location plan title

Page 42 – It is noted that whilst the site plan produced herein is accurate, the site description and reference number does not relate to this proposal. Rather the title of the plan should be 17/01132/FULM, Land at Birmingham Road, Lichfield. A correctly titled plan is attached.

Amended conditions

Omit condition 9.

Condition 8 should now be renumbered as condition 18 and reworded to say -

‘The approved schemes of Archaeological Investigation detailed within the ‘Written Scheme of Investigation for Archaeological Mitigation’ dated April 2017 produced by WYG which details programs of archaeological monitoring and recording works, post-excavation reporting and appropriate publication, shall be implemented in full.’

Additional observations

Information has been received by the Council to discharge condition 8 in part, and condition 9 in full as set out in the original report, of planning permission 16/01294/FULM. The recommended conditions detailed within the committee report shall therefore be updated accordingly, as set out above.