

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (4 April 2022)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 8

**21/00288/FULM : Demolition of existing buildings and the erection of 13 residential dwellings with associated road works, parking and landscaping.
Land At Rosaries, Trent Valley Road, Lichfield, Staffordshire**

Updated Consultations

South Staffordshire Water were consulted on this planning application on 4 occasions including on the 10.2.2021; 23.7.2021; 12.11.2021 and 10.2.2022. On all 4 occasions we have not received a response from them. This was not included on the main report due to not comments being received.

The Council received comments from the Staffordshire County Council (Flood Team) dated 7 March 2022. These are now available to view on the case file via the Council's website. The comments were not originally visible to the public as they were logged as 'consultee', rather than 'public'.

Staffordshire County Council (Flood Team): No objection, subject to relevant pre-commencement conditions. (07.03.2022)

Staffordshire County Council (Flood Team): Initial Comments- Insufficient information has been provided to demonstrate that an acceptable drainage strategy is provided. (12.08.2021 & 25.02.2022)

Additional date of comment made by the SCC Flood Team was included in error: 29.12.202. Therefore, this is updated to remove in the interests of clarity; as above.

Additional Neighbour Representations

Additional neighbour comments have been received since the publication of the committee report. This includes a further objection to the proposals, largely emphasising comments previously submitted, with the key points summarised as follows:

- Height differential between the land running behind the Mount Pleasant houses and said houses.
- Severely overlooked, especially from the upper floors, and will impact on our sight and light.
- Roof heights of the proposed dwellings will be higher than anything surrounding.
- Impact on the visual perspective from Trent Valley Rd.
- Object firmly to any development above one storey.
- Concern that the existing hedge is fully retained. Biodiversity and screening benefits.

Amendment to Observations

9. Planning Obligations & Cannock Chase SAC

The applicant has provided an agreement in principle for the Section 106 details as referenced to be incorporated. This confirmation was provided via email dated 01 April 2022.

Therefore, subject to a legal agreement to secure such mitigation, the proposals are acceptable in regard to the impact on the Cannock Chase SAC.

Subject to the above, the officer recommendation remains as set out in the main report.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

4 April 2022

21/00288/FULM

Helen Robertson

Objector

Councillor Angela Lax

Non Committee Ward Member

Louise Hinsley (CT Planning)

Applicant's Agent

20/01245/FULM

Roger Nicholls

Objector

Peter Grubb (Lighthouse Development Consulting)

Applicant's Agent

Tree Presentation Order No. 2021/00455/TPO

Reuben Hayes (Apex Environmental Ltd)

Objector Representative

Chris Bailey

Supporter