

SUPPLEMENTARY REPORT

**PLANNING COMMITTEE (9 May 2022)**

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**20/00800/COUM: Erection of 10 holiday lodges and associated use of the land for tourist purposes, together with the installation of foul sewerage treatment plant, change of use of former buggy store to form a holiday reception area and use of an existing parking area Hawkesyard Estate, Armitage Lane, Armitage, Rugeley**

**Additional Consultations**

**LDC Conservation & Design:** Refer to previous comments. (08.5.2022)

**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:

- Object to the development on Green Belt.
- Would severely affect the residents of Hawkesyard Priory Nursing home. They are used to serenity at a time when some residents are near to end of life.
- Object to the cemetery and rock garden which used to be open to the public being locked, neglected and left to deteriorate. Deliberate act to justify development on Green Belt.
- It also affects families as they are unable to visit the graves of their loved ones.

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**20/01374/FULM & 20/01375/LBC: Land and Buildings at Angel Croft & Westgate, Beacon Street, Lichfield.**

**20/01374/FULM: Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no. apartments and 1 no. townhouse, conversion and extension of existing outbuilding to create 1 no. detached dwelling, conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel (12 no. guest suites) and spa and 6 no. apartments, erection of detached apartment building to provide 13 no. apartments, erection of 3 no. dwellings and detached garages, erection of garaging and 2 no. apartments over, basement car parking, bridge over Leomansley Brook, hard and soft landscaping, access and associated works.**

**20/01375/LBC: Refurbishment, extension and conversion of Westgate House (Grade II listed) to create 4 no apartments and 1 no townhouse; conversion and extension of existing outbuilding (curtilage listed) to create 1 no detached dwelling; conversion and extension of Westgate Cottage (Grade II listed) to provide boutique hotel and spa and 6 no apartments and ancillary alterations to associated curtilage listed building works to boundary wall between Westgate House and Westgate Cottage (amended description).**

## **Amended Plans**

An updated layout plan and preliminary footbridge design were submitted on the 27 April 2022. The plans list set out in the 26 January 2022 report therefore now requires amendment and update. The PowerPoint presentation for this evening contains the most up to date plans for consideration.

Consultations are currently being carried out in respect of the amended plans, with comments due by 17 May 2022. A number of responses have been received to date, but consultation responses are awaited from Lichfield Parks, Lichfield City Council and South Staffordshire Water Ltd. The responses received to date are set out below.

## **Additional Consultations**

**Lichfield Civic Society:** Following examination of the most recent documents, there appear no significant grounds for objection. (03.05.2022)

**Historic England:** Objections have previously been made to this proposal and the objection remains the same. The proposed scheme would be an over-intensive development of this extremely sensitive site. There is limited public benefit and no clear case and convincing case has been made to justify the resultant harm. (05.04.2022)

**LDC Tree Officer:** The proposed realignment of the footbridge is acceptable. The installation methodology will be critical from an arboriculture perspective and should be required as a condition. Rewording of condition 15 is recommended. (05.04.2022)

## **Amended/Updated Conditions**

Amend condition 15 of 20/01374/FULM to read:

Before the development hereby approved is commenced, full details of tree protection measures for all trees and hedges to be retained, including trees adjacent to the site with root protection areas which may be impacted upon by the development shall be protected in accordance with BS 5837:2012, with details to be first submitted to and approved in writing by the Local Planning Authority to demonstrate this. The approved measures shall be implemented prior to commencement of any works, including any demolition works and shall be retained for the duration of the construction (including any demolition and/or site clearance works). No fires, excavation, changes in levels, storage of materials, vehicles or plant, cement or cement mixing, discharge of liquids, site facilities or passage of vehicles, plant or pedestrians shall occur within the protected areas. The approved scheme shall be kept in place until all part of the development have been completed, and all equipment, machinery and surplus materials have been removed from the site.

A further additional Condition (condition 15) is proposed to 20/01375/LBC, to read as follows:

- A. Prior to the commencement of the development hereby permitted, a written scheme of archaeological building recording ('the Scheme') shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site including appropriate publication.
- B. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological building recording approved under condition (A).
- C. The development shall not be occupied until the site investigation has been completed in accordance with the written scheme of archaeological building recording approved

under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.”

Reason: To ensure the historic features of the Listed Buildings are recorded in accordance with the requirements of Policy CP14 of the Local Plan Strategy, Policy BE2 of the Local Plans Allocation, Historic Environment SPD and Government Guidance contained in the National Planning Policy Framework.

#### **Updated Observations**

Subject to the completion of the additional consultation period and no substantive objections being received from the consultees, the recommendation remains as set out in the main report.

**Page 141**      **22/00086/FUL Demolition of 1No bungalow and erection of 2No dormer bungalows  
18 Eastridge Croft, Shenstone, Lichfield, Staffordshire.**

#### **Additional Consultations**

**Staffordshire County Council (Highways):** No objection, subject to relevant planning conditions. (28.4.2022)

**Page 158**      **22/00283/FUH- Erection of two and single storey front, side and rear extensions  
8 The Grove, Little Aston, Shenstone.**

#### **Amendment to applicant details**

The applicant was stated as Mr and Mrs S White on the main committee report in error. The applicant is Mr H Baxhija.

LIST OF SPEAKERS

**PLANNING COMMITTEE MEETING**

9 May 2022

**20/00800/COU**

Sue McFadden	Objector
Councillor Richard Cox	Non Committee Ward Member
Janet Hodson (JVH Town Planning Consultants)	Applicant's Agent

**20/01374/FULM & 20/01375/LBC**

Christopher Timothy (CT Planning)	Applicant's Agent
Bill Friel (Friel Homes)	Applicant

**21/01620/FULM**

Simon Betts (DLP Planning Limited)	Applicant's Agent
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**21/01945/FUH**

Robert Henry Rea	Verbal submission
Lisa Nock	Applicant

**22/00086/FUL**

Cllr David Thompson	Objector / Parish Councillor
Richard Outram	Applicant

**22/00283/FUH**

Cllr David Thompson	Objector / Parish Councillor
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