

PLANNING COMMITTEE (2nd July 2018)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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17/01191/OUFMEI – HYBRID PLANNING APPLICATION COMPRISING FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A SUSTAINABLE MIXED USE URBAN EXTENSION COMPRISING OF 475 DWELLINGS, NEW VEHICULAR ACCESS POINTS ONTO CLAYPIT LANE AND BIRMINGHAM ROAD, THE REMODELLING AND FORMATION OF A ROUNDABOUT AT THE JUNCTION OF FOSSEWAY LANE AND CLAYPIT LANE, COMPREHENSIVE GREEN INFRASTRUCTURE INCLUDING UP TO 16.55 HA OF COUNTRY PARK, FOOTPATHS, CYCLEWAYS, MULTIFUNCTIONAL OPEN SPACE INCLUDING CHILDREN'S PLAY AREAS, COMMUNITY ORCHARD, OPEN SPACE FOR INFORMAL SPORT AND SUSTAINABLE URBAN DRAINAGE SYSTEMS, FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE INCLUDING BALANCING PONDS, AND OTHER ANCILLARY INFRASTRUCTURE AND GROUND REMODELLING. WITH OUTLINE APPLICATIONS FOR THE SERVICED PROVISION OF 1.09 HA OF LAND FOR A PRIMARY SCHOOL AND 1.9 HA FOR STRATEGIC SPORTS PROVISION WITH ALL MATTERS RESERVED EXCEPT ACCESS DEANSLADE PARK, LAND SOUTH OF FALKLAND ROAD, LICHFIELD, STAFFORDSHIRE DEANSLADE PARK CONSORTIUM

Additional Consultation

Staffordshire County Council (Highways Authority) - Following receipt from the applicant of the Speed Survey results for Claypit Lane, it is clear that the necessary vehicular visibility splays (in the region of 2.4 X 90m) cannot be accommodated within the red line boundary or land within the highway. Therefore, three options are available to resolve this matter:

1. Amend the housing layout so that plots 47-51 have vehicular access from within the development;
2. The applicant obtains ownership of third party land to accommodate the required visibility splays; or
3. Introduce physical measures and a Traffic Regulation Order to reduce speeds. It should be noted that the outcome of a Traffic Regulation Order cannot be guaranteed and therefore this approach cannot be conditioned. (29/6/18).

Amended Conditions

Revise as detailed below:

7. Before the development hereby approved is commenced within each phase of the development (as approved by condition 5), a Traffic Management/Construction Vehicle Management Plan and a Construction Phase Management Plan, for that phase of development, comprising the routing of construction vehicles to and from the site, and including the following details, shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Temporary access points to be used for the construction of each phase of the development;
 - ii) Details of the phasing for closure of the temporary access points and strategy for making good the temporary access points;
 - iii) Arrangements for the parking of site operatives and visitors;

- iv) Loading and unloading of plant and materials;
- v) Storage of plant and materials used in constructing the development;
- vi) Construction hours;
- vii) Delivery HGV routing and hours;
- viii) Recorded daily inspections of the highway adjacent to the site access;
- ix) Wheel washing and measures to remove mud or debris carried onto the highway; and
- x) Arrangements to protect any dwellings from noise and dust from the construction of the development.

The approved Traffic Management / Construction Vehicle Management Plan and Construction Phase Management Plan shall be adhered to throughout the entire construction period.

Additional observations

The applicant has yet to advise of their preference for resolving the matter of securing appropriate visibility splays for the access from Claypit Lane. However, the original recommendation made within the officer's report that the applicant demonstrate that the necessary visibility splays be accommodated within land they own or if this is not found to be achievable, then delegated authority be conferred on the Planning Development Manager to agree an alternative layout in this regard, remains appropriate. Evidently, should the applicant choose to undertake option 1, as detailed above, then reconsultation of any neighbouring properties and necessary consultees will be undertaken, prior to the issuing of any decision.

The applicant has requested minor alterations to the wording of the conditions as detailed above. The amendments are specific to condition 7, which has been altered to include the requirements of former conditions 13 and 23, which is considered reasonable and appropriate.

These amended conditions and further requirements do not affect the recommendation to the planning committee to approve the application subject to conditions and S106 agreement.

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18/00538/COU – CHANGE OF USE OF PUBLIC OPEN SPACE TO FORM AN INCREASE IN THE GARDEN AREA OF THE ADJACENT PROPERTY, INCLUDING INSTALLATION OF NEW 2.0M HIGH BOUNDARY FENCE, DEMOLITION OF EXISTING BOUNDARY WALL, AND INSTALLATION OF NEW TIMBER GATE 14 BLOOMSBURY WAY, LICHFIELD

It is noted that this application should on page 12 of the committee papers be referred to as an Item B matter given that Lichfield District Council owns the land subject of this application.