

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (27 February 2023)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 10 22/00242/FUL – Retention of 2 No. UPVC doors with juliet balconies, plus internal changes to bar and toilets
The Trooper Inn , Watling Street, Wall Village, Lichfield

Additional Observations

Councillor Janice Sylvester- Hall has raised objections to the scheme reiterating the objections made by Wall Parish Council.

Observations

The issues raised by Wall Parish Council have been addressed in the main report. There are no updates to the recommendation set out in the Planning Committee report.

Page 21 22/01179/FUL – Erection of no1 bungalow
121 Highfields Road, Chasetown, Burntwood, Staffordshire

Additional Observations

It should be noted that the application was called in to be heard at Planning Committee by Councillor Janice Sylvester- Hall on 25th August 2022 on the following grounds:

Significant concerns are being raised by Hammerwich Parish Council, who have also been given an extension to the deadline date in this case. Comments received thus far include;

- I don't think it fits anything in our Neighbourhood Plan
- Highways, particularly parking and access, degrading effect on adjoining properties, a similar development further up Highfields Road is causing traffic concerns and setting neighbour against neighbour. We cannot support a development that repeats a previous mistake in my book.

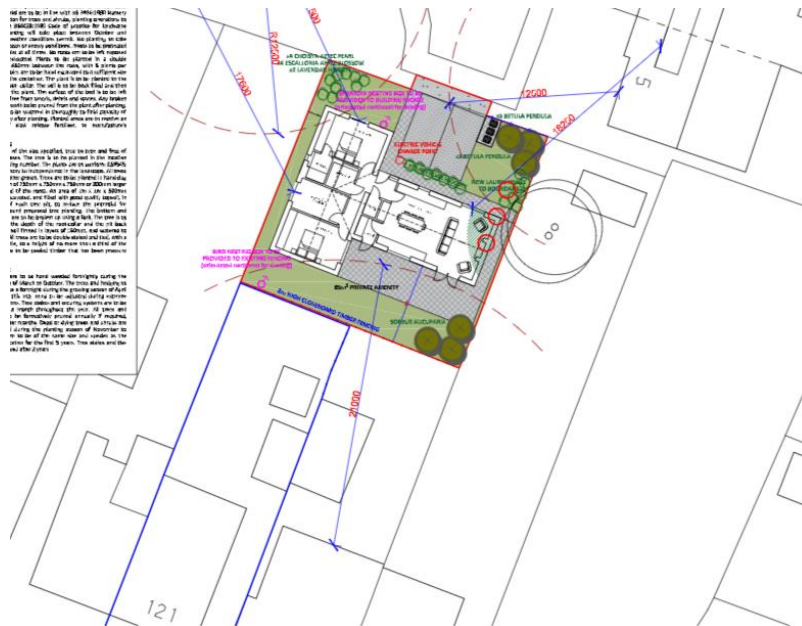
Additional Representations

Correspondence from a neighbouring property in Highfields Road has been received via the Vice Chair of Hammerwich Parish Council on 21 February 2023. The position of a tree as shown on the submitted plans has been highlighted as being inaccurate and in fact closer to the boundary with the application site. Furthermore, there is a large detached brick building in the garden of No.123 with a soakaway, as such the proposals would result in a dwelling with a garden full of soakaways.

Observations

The issues raised in the Call In request by Councillor Janice Sylvester- Hall have been addressed in the main report.

The tree within the rear garden of No. 125 is indicated on the submitted site plans. It is acknowledged that this plan is indicative only, it does not show the accurate position or scale of the tree or its canopy. The site plan also indicates the existing outbuildings to the rear of No's 121 and 123 Highfields Road, an excerpt of the submitted site plan 363-003C is shown below.



Notwithstanding the indicative position of the tree in the adjacent site within the submissions, following queries raised by Officers during the course of the application the appellant engaged with an arboriculturist to assess the tree and the impacts of the development. The applicant was then able to demonstrate that the tree was a category 'C' Tree, which is not protected, nor suitable for a formal tree preservation order. Furthermore, it was demonstrated that there are no substantial roots present within the location of the proposed development. On this basis the Councils arboriculturist reviewed the information and offered no objections to the proposal. Whilst the indicative location of the tree is not entirely accurate on the submitted site plan, sufficient information has been provided to enable Officers to fully assess the proposals, and as set out in the Officer report, it can be concluded that the proposal will cause no unacceptable impact upon existing trees.

The presence of the outbuilding to the rear of No.123 is marked on the submitted plans. With respect to the presence of existing and proposed soakaways, this would be a matter for assessment under the necessary building regulations applications. Severn Trent Water have raised no objections in terms of drainage.

Consequently, the recommendation remains as set out in the Planning Committee Report.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

27 February 2023

22/00242/FUL

Pam Salter (*Clerk - Wall Parish Council*)

Objector

Cllr Janice Silvester-Hall

Ward Councillor
(*Written Representation*)

Craig Chance

Applicant

22/01179/FUL

Cllr Dave King (*Hammerwich Parish Council*)

Objector

Cllr Janice Silvester-Hall

Ward Councillor
(*Written Representation*)