

PLANNING COMMITTEE (3 April 2023)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

**Page 10 22/00110/FULM - Installation of a solar farm comprising ground-mounted Solar Photovoltaic panels (PV) with a generating capacity of up to 49.9MW together with all associated works, equipment and necessary infrastructure
Land At Highfields Farm, Clifton Lane, Tamworth, Staffordshire, B79 0AQ**

Amended Conditions

Conditions 9 – 19 have been renumbered 8 -18 due to a formatting error which numbered the reason for condition 7 as 8

The reason for ‘renumbered’ condition 16 (formerly Condition 17), which secures the landscape management plan, has been amended from:

In order to ensure good quality landscaping, to preserve the character of the surrounding area and enhance the biodiversity of the site in accordance with the requirements of Core Policy 13, Policy NR3, Policy NR4 and Policy NR5 of the Lichfield Local Plan Strategy, the Biodiversity and Development Supplementary Planning Document, the Trees, Landscaping and Development Supplementary Planning Document and the National Planning Policy Framework.

To:

In order to ensure good quality landscaping, to preserve the character of the surrounding area, to minimise any harmful impact upon the visual amenity and to enhance the biodiversity of the site in accordance with the requirements of Core Policy 13, Policy NR3, Policy NR4 and Policy NR5 of the Lichfield Local Plan Strategy, the Biodiversity and Development Supplementary Planning Document, the Trees, Landscaping and Development Supplementary Planning Document and the National Planning Policy Framework.

This is to ensure that the landscaping adequately addresses concerns regarding the impact upon the character of the surrounding area and visual amenity. There are no further updates to the recommendation set out in the Planning Committee report.

Condition 3 has also been amended to make it clear that any scheme for removing the Solar PV works shall be agreed no later than either 3 months before the expiry of the 40 year planning permission, or within 3 months of any earlier termination dates (whichever comes first .)

There have also been some other minor amendments to the definitions in condition 3 for clarity.

The final wording of amended Condition 3 is as follows:

3. This is a Temporary Planning Permission and shall expire within 40 years of the date hereof (“ The Expiry Date”) , or within six months of either of the following events whichever is the sooner ,

i. the cessation of electricity generation by the solar PV facility; or

ii. any permanent cessation of construction works, for a period of 6 months or longer prior to the solar PV facility coming into operational use, and for the purposes of this condition 3 the date of the events in 3.i and 3.ii shall be known as the "Termination date".

iii. The solar PV panels, frames, foundations, inverter modules, substations, towers and all associated structures and apparatus and buildings (including but not limited to for any underground apparatus installations and cables) and fencing approved shall be dismantled and removed from the site in accordance with the schemes approved by this Permission and the Site shall be restored to exclusive Agricultural Use.

The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of electricity generation.

iv. The site shall subsequently be restored in accordance with a scheme and timescale, the details of which shall be first submitted to and approved in writing by the Local Planning Authority no later than three months before the Expiry Date or within 3 months of the Termination Date (Note: for the purposes of this condition, a permanent cessation shall be taken as a period of at least 6 months where no development has been carried out to any substantial extent anywhere on the site)

Reason: To ensure that this is a temporary permission and to secure the satisfactory restoration of the site, in accordance with the requirements of Core Policy 3, Core Policy 13, Core Policy 14, Policy BE1, Policy NR1, Policy NR3, Policy NR4, Policy NR5, Policy NR8 and Policy NR9, of the Lichfield Local Plan Strategy and the National Planning Policy Framework.

**Page 44 22/01709/COU – Change of use of 28-30 Chapel Lane to a 7-person HMO with internal alterations (Class Sui Generis); provision of bin stores and bicycle parking; and retention of existing shop (Class E).
28-30 Chapel Lane**

Amended Condition

Condition 2 has been amended to remove an erroneous Policy reference.

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

Reason: For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policies CP2, CP3, CP5, CP6, CP13, ST1, ST2 H1, NR3, BE1, Whit 4 of the Lichfield Local Plan Strategy, the Sustainable Design SPD, the Biodiversity and Development SPD, the Lichfield City Neighbourhood Plan and the National Planning Policy Framework.

To

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

Reason: For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policies CP2, CP3, CP5, CP6, CP13, ST1, ST2 H1, NR3, BE1 of

the Lichfield Local Plan Strategy, the Sustainable Design SPD, the Biodiversity and Development SPD, the Lichfield City Neighbourhood Plan and the National Planning Policy Framework.

Page 57 22/01377/FUL - Demolition of single storey part of existing dwelling and storage building and conversion, extension and alteration of domestic outbuilding to form 1no. dwelling and associated works
Littleton House, Pipe Lane, Pipe Ridware, Rugeley

Amended Condition

Condition 2 has been amended to remove an erroneous Policy reference.

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

Reason: For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policies CP2, CP3, CP5, CP6, CP13, ST1, ST2 H1, NR3, BE1, Whit 4 of the Lichfield Local Plan Strategy, the Sustainable Design SPD, the Biodiversity and Development SPD, the Historic Environment SPD and the National Planning Policy Framework.

To

2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

Reason: For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policies CP2, CP3, CP5, CP6, CP13, ST1, ST2 H1, NR3, BE1 of the Lichfield Local Plan Strategy, the Sustainable Design SPD, the Biodiversity and Development SPD, the Lichfield City Neighbourhood Plan and the National Planning Policy Framework.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

3 April 2023

22/00110/FULM

James Collier

Objector

Simon Chapman (*RPS Planning & Development*)

Applicant's Agent

22/01709/COU

Brian Maguire

Objector

Cllr Chris Spruce

Ward Councillor

George Weightman (*Astill Planning Consultants*)

Applicant's Agent

22/01427/COU

Nia Borseý (*Fisher German*)

Applicant's Agent
(*Written Representation*)