

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (30th October 2023)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORTS

Page 7 **22/00992/COUM - Conversion of former Library building to residential apartments (21 units) together with associated demolition, alterations, ancillary structures, external site works and landscaping**

Former Library, The Friary Lichfield Staffordshire WS13 6QG

Updated Consultation Responses.

Consultation responses received from North Warwickshire District Council (received 5th December 2022) and the British Horse Society (received 7th March 2023) were not included in the original Committee Report.

The response from North Warwickshire District Council confirmed they had no comment to make on the application.

The response from the British Horse Society raised no objections but highlighted the requirement for signage and awareness during the construction period.

Recommendation

The recommendation remains as set out in the main report, with the exception of the alteration to condition 3 which is set out above.

Page 31 **22/00516/FUH - Erection of single storey granny annexe for ancillary use to the main dwelling**

29 Alrewas Road, Kings Bromley, Burton Upon Trent, Staffordshire, DE13 7HW

NB: This item is being deferred for further consideration and in light of a current certificate of lawfulness which is also pending at the application site

Due to a technical error, the 'Red Line Plan' outlined the Agenda Reports pack is not the correct Red Line. The applicant submitted an amended Red Line Plan on 22.05.2023. This amendment was made public on the 23.05.2023 via a re-consultation. The applicant has also signed Certificate B and Notice 1 regarding ownerships and provided proof of this to the Local Planning Authority. The correct 'Red Line Plan' is shown below:

Recommendation

The recommendation remains as set out in the main report.

LOCATION PLAN

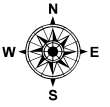
23/00516/FUH
29 Alrewas Road
Kings Bromley
Burton Upon Trent

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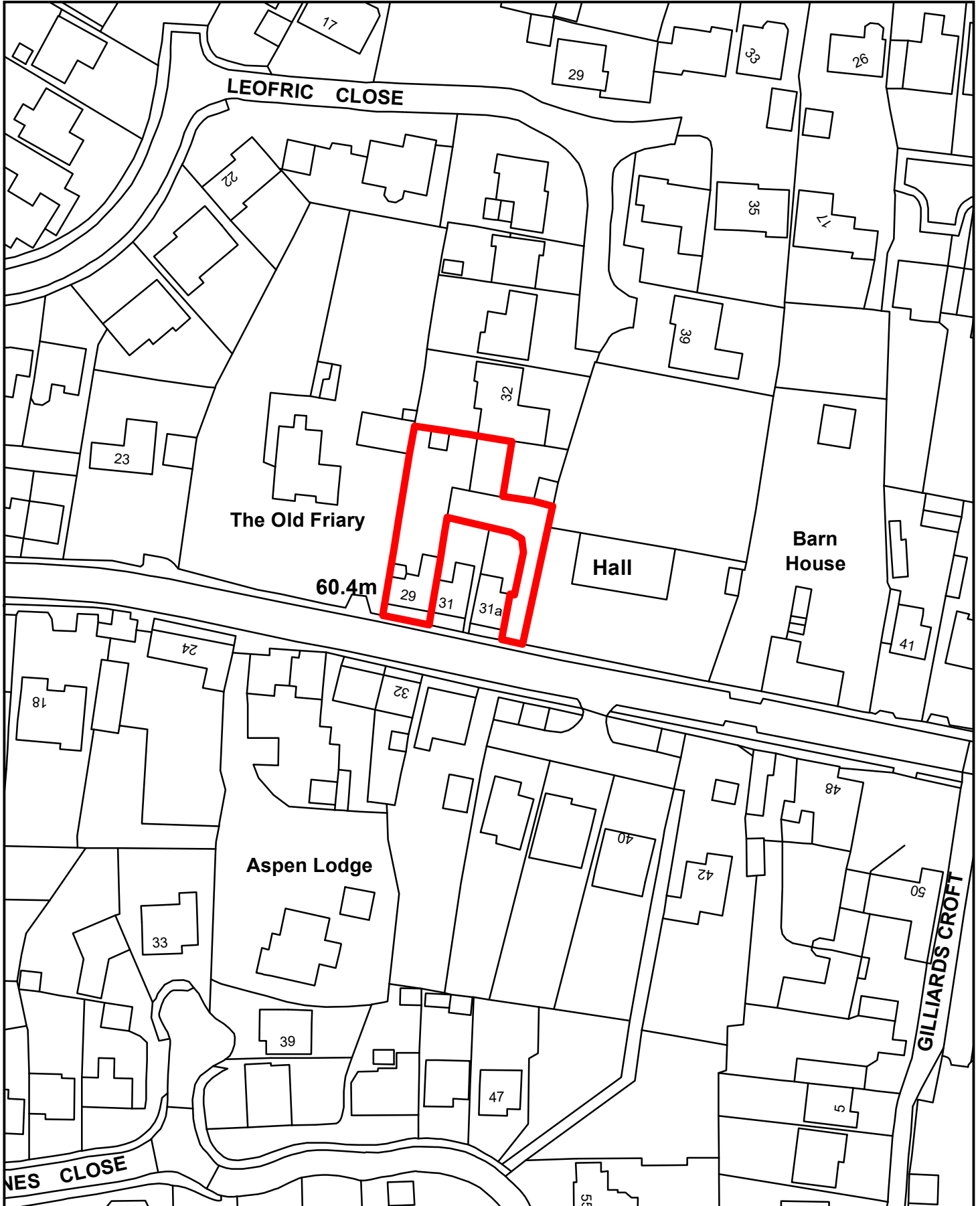
Dated: October 2023

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Additional Consultation Response

The Armitage with Handsacre Parish Council have provided additional comments in relation to this application:

"Rose Cottage is a traditionally built home in a semi rural setting, in close proximity to neighbouring houses. Creation of a 2 storey extension will significantly change the character of the property and make it a dominate building in the immediate area, and it is likely to intrude upon the privacy of neighbours. Such major alterations will not be in keeping with the local environment and no evidence has been provided, that I have seen, that this development commands neighbourhood support. Such a large increase in the capacity of the building may also create parking issues in future, which will be exacerbated by the narrowness of Hood Lane, which, in turn, will create unwanted congestion for other local residents."

Additional Neighbour Response

An additional response to the application has been received from Mr Harry Hadley - 14A Hood Lane, Armitage, Rugeley, Staffordshire WS15 4AG:

I strongly object. The frosted glazing to the windows will not in my opinion solve the problem of privacy to my bedroom, there would be no protection when the opening lights are in the open position, and what conditions would you impose if the owner decides at a later stage to change the frosted glazing to clear? My other concern is the proposed wooden trellis, the current fencing is already high, as my property is lower than Rose Cottage, any further height and the proposed planting would block out any natural light into my bedroom. Lastly any planting next to the wall of my property would need to be far enough away so that the damp course would not be disturbed, I have in the past had problems with plants growing into the roof of my property, causing damp.

Amendment to the wording of Condition 5

The windows to be installed at first floor level in the front elevation of new extension, serving the master bedroom, shall be obscure glazed to Pilkington Level 3 and non opening if they reach a height of 1.7m above the finished floor level.

Recommendation

The recommendation remains as set out in the main report, with the exception of the amendment above to condition 5.

Amended Plans

During the course of the application an amendment was made to the red line site boundary. The amendments enlarge the site boundary to the south of the site. The changes to the plan

have been made to clarify the extent of the site boundary and are contained within the wider site to the rear of the car park at Frog Lane Council Offices.

Amended Conditions

During the course of the application Severn Trent water commented on the application. Whilst no objections were raised to the proposal, a condition was recommended requiring the submission of a drainage strategy to be submitted. This requirement was set out in condition 3 which forms part of the recommendation. This request has been reviewed by Officers and it is the view of Officers that this condition is not necessary or reasonable for this application.

The application site is currently laid out in hard core. The site will be flattened and a hard core surface is proposed for the car park. A hard core surface is highly permeable and thus a drainage condition for this type of surface is not necessary and therefore due to this reason this condition is proposed to be removed.

Recommendation

The recommendation remains as set out in the main report, with the exception of the removal of condition 3 as set out above.

Page 81 23/01056/LBC – Works to listed building to enable the creation of a temporary overflow car park to provide 60 spaces, installation of 2m high wooden fence and alterations to boundary wall Land Adjacent Lichfield District Council, Frog Lane, Lichfield, Staffordshire

Amended Plans

Similar to the update provided above on application ref 23/01010/COU, during the course of the application an amendment was made to the red line site boundary. The amendments enlarge the site boundary to the south of the site. The changes to the plan have been made to clarify the extent of the site boundary and are contained within the wider site to the rear of the car park at Frog Lane Council Offices.

Additional Consultation Response

During the course of the application a consultation response was received by Historic England. Historic England confirmed they have no comment to make on the application and suggested that the views of the Council's Conservation Advisers are sought as part of the assessment of the application.

Recommendation

The recommendation remains as set out in the main report.

LIST OF SPEAKERS
PLANNING COMMITTEE MEETING
30 October 2023

22/00992/COUM

Bernice Eisner	Objector
Martin Mence	Agent

23/00603/FUH

Mrs Stokes on behalf of John Wright	Objector
Vincent Michael	Agent