

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (24 January 2024)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 7

**23/00516/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**

Amended Reasons for Refusal

- 1 The proposed annexe, by virtue of its size, scale, siting and design in this location would introduce a large, overly dominant and visually incongruous addition to the rear garden, albeit having less than substantial harm, to the character and appearance of the Kings Bromley Conservation Area. Therefore, it is considered that the proposals would conflict with the requirements of Policy BE1 (High Quality Development), the Historic Environment Supplementary Planning Document and Government Guidance within the National Planning Policy Framework.
2. The annexe by virtue of its position and juxtaposition to the windows to the rear of the neighbouring properties would create significantly detrimental harm and impact upon the residential amenities of neighbouring properties, in terms of increased overlooking and loss of privacy. It is considered therefore, that the proposed development conflicts with Policies BE1 of the Local Plan Strategy, guidance contained within the Sustainable Design SPD and paragraph 130(f) of the National Planning Policy Framework.

Additional letters of representation

Updated Consultation Responses

Recommendation

The recommendation remains as set out in the main report.

Page 22

**23/01040/OUTFLM– Hybrid planning application consisting of a Full planning application for an electric vehicle charging hub with associated drive-thru coffee shop (Class E/ sui generis), new office building (Class E) and Outline planning application for flexible employment development to include hi-technology uses and advanced manufacturing (to include Use Class E, Class B2 and Class B8) including new access, car parking, servicing, landscaping and associated
Land at Lichfield South Business Park, Birmingham Road, Wall, Lichfield, Staffordshire**

Condition 22 on page 49 of your report – to be amended to read:

Within the first six months of occupation of any building under the Outline application(s), A BREEAM verified certificate showing BREEAM 'Excellent' has been achieved for shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable form of development in provided in accordance with Core Policy3 and Policy SC1, SC2 and BE1 of the Local Plan Strategy, Sustainable Development SPD and the NPPF.

Condition 38 on page 53 of your report - to be amended to read:

Within the first six months of occupation of any building under the Outline application(s), A BREEAM verified certificate showing BREEAM 'Excellent' has been achieved for shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable form of development in provided in accordance with Core Policy3 and Policy SC1, SC2 and BE1 of the Local Plan Strategy, Sustainable Development SPD and the NPPF.

RECOMMENDATION Page 47 there is an error in item 2 (iii) - Remove additional reference to Travel plan monitoring fee of £10,000.00

Condition 34 on page 56 of your report - Plan reference number is incorrect. This should read 000780 JPL ZZ ZZ DR D 4171 Rev. C05

List of plans repeated in full Pages 29 and 30

Approved Plans

23200-300-01 Site Location Plan
23200-301-01 Existing Site Plan
Topo Survey 18691 T Rev 6
23200-303-07 Proposed Site Plan
23200-303-05 Proposed Block Plan
23200-310-02 Proposed Street Scenes
23200-311-01 Proposed Site Sections
23200-321 Visuals 2
P23-0442 EN-0001-H-0001 Illustrative Landscape Masterplan

23200-312 Proposed Cycle Hub
P23-0442_EN_0003_A_0001 Attenuation Basin Detailed Soft Landscape
23-2657-STO-00-ZZ-DR-A-0001-S2-P05 Proposed Bloor Office Site Plan
23-2657-STO-00-ZZ-DR-A-0002-S2-P01 Existing Site Plan
23-2657-STO-00-ZZ-DR-A-0004-S2-P03 Proposed Floor Plan
23-2657-STO-00-ZZ-DR-A-2000-S2-P02 Proposed Elevations
23-2657-STO-00-ZZ-DR-A-3100-S2-P01 Proposed Cycle Store
23-2657-STO-00-ZZ-DR-A-3101-S2-P01 Proposed Bin Store
23-2657-STO-00-ZZ-DR-A-3102-S2-P02 Proposed Plant Enclosure
M1-RO-001a Proposed Landscape Plan

2023/86/G01 Proposed General Arrangements Plan
2023/86/G02 Proposed External Elevations 1
2023/86/G03 Proposed External Elevations 2
2023/86/G04 Proposed Roof Plan
P23-0442-EN-0002-B 0001 EV Soft Landscape Proposals
23200-314-01 EV Charge and Drive Thru Site Plan
13739-25 Proposed EV Canopy
13739-24 Proposed Typical Equipment Elevations
EV001-EN-LAY-00000001-0103 Rev B01 EV Charging Car Park Layout
EV001-EN-LAY-00000001-0106 Rev B01 EV EV Charging Details and Section 1 of 2
LIN0780 230817 Swept Path Analysis

Revision to supporting Documents (Revisions as sought to reflect discussions)

Transport Assessment (REV D)
Travel Plan (REV C)

LIST OF SPEAKERS
PLANNING COMMITTEE MEETING
24 January 2024

23/00516/FUH

Paul Till

Objector

Cllr Richard Cox

Ward Councillor

23/01040/OUTFLM

Nina Stanford

Agent

23/01216/COUM

Matthew Sobic

Agent