

## **SUPPLEMENTARY REPORT**

### **PLANNING COMMITTEE (29th October 2018)**

#### **OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT**

Page 50

#### **18/01142/OUT – ERECTION OF A DETACHED DWELLING (OUTLINE APPLICATION RELATING TO ACCESS AND LAYOUT) ELFORD COTTAGE 26 CHURCH LANE FRADLEY**

##### **Additional Planning Policy**

##### **Fradley Neighbourhood Plan (Emerging)**

Policy FRANP1: Fradley Village Settlement Boundaries

Policy FRANP6: Character and Design

Policy FRANP13: Residential Parking

##### **Observations**

It is noted that Fradley Neighbourhood Plan has now been submitted to the Council and therefore, limited material weight can be given to the document, until it has navigated the full adoption process, which will include a local referendum and becomes Made. Draft policy FRANP1 advises that “*development in Fradley shall be focused within the village settlement boundaries*”. Draft policy FRANP6 indicates that new development should contribute towards the local distinctiveness of Fradley. Proposals should demonstrate high quality, sustainable and inclusive design and architecture as well as good urban design. Furthermore all development shall protect the amenity of neighbours, and be of designs which reflect the scale, mass, height and form of neighbouring properties, whilst utilising high quality materials. Draft policy FRANP13 sets out that where new proposals generate an increased need for residential parking it must provide adequate and suitable off-street parking. The additional parking shall either be via car port, garage or parking space and be permanently available for parking use.

As advised above, these policies currently carry minimal planning weight and as such, cannot currently be utilised to warrant the refusal or alteration of a scheme. Notwithstanding this, the development is considered to comply with the requirements of this emerging plan, and as such this does not alter the recommendation of approval, subject to conditions, as outlined in the main Committee report.

Page 90

#### **18/01148/COU – CHANGE OF USE OF LAND TO BECOME ADDITIONAL GARDEN SPACE 10 METCALF CLOSE BURNTWOOD**

##### **Amended Plans**

Amended plan received 25<sup>th</sup> October 2018 showing fence line to the south of the proposed landscaping. Drawing Number 894-01 (Amended 25.10.18).

##### **Amended Proposal**

The area of land is approximately 6m in depth by 36m in length giving a total area of 220m<sup>2</sup> instead of 52.5m<sup>2</sup>.

## **Observations**

Paragraph 4.2 should indicate that the site area is approximately 220m<sup>2</sup> instead of 52.5m<sup>2</sup>

It is considered that the amended plan and correction to the size of the area in question do not alter the issues addressed in the main Committee report and therefore no change to the main recommendation is required.

LIST OF SPEAKERS

**PLANNING COMMITTEE MEETING**

29 October 2018

**18/00913/FUL & 18/00914/LBC**

Philip Mayling

Objector

Debbie Glancy

Applicant's Agent

Toby Ryder

Applicant

# BLOCK PLAN

18/00486/FULM  
Bridge Farm  
Bridge Farm Lane  
Fradley

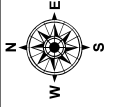
Scale:

Dated:

October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



# BLOCK PLAN

18/01142/OUT  
Elford Cottage  
26 Church Lane  
Fradley

Scale:

Dated:

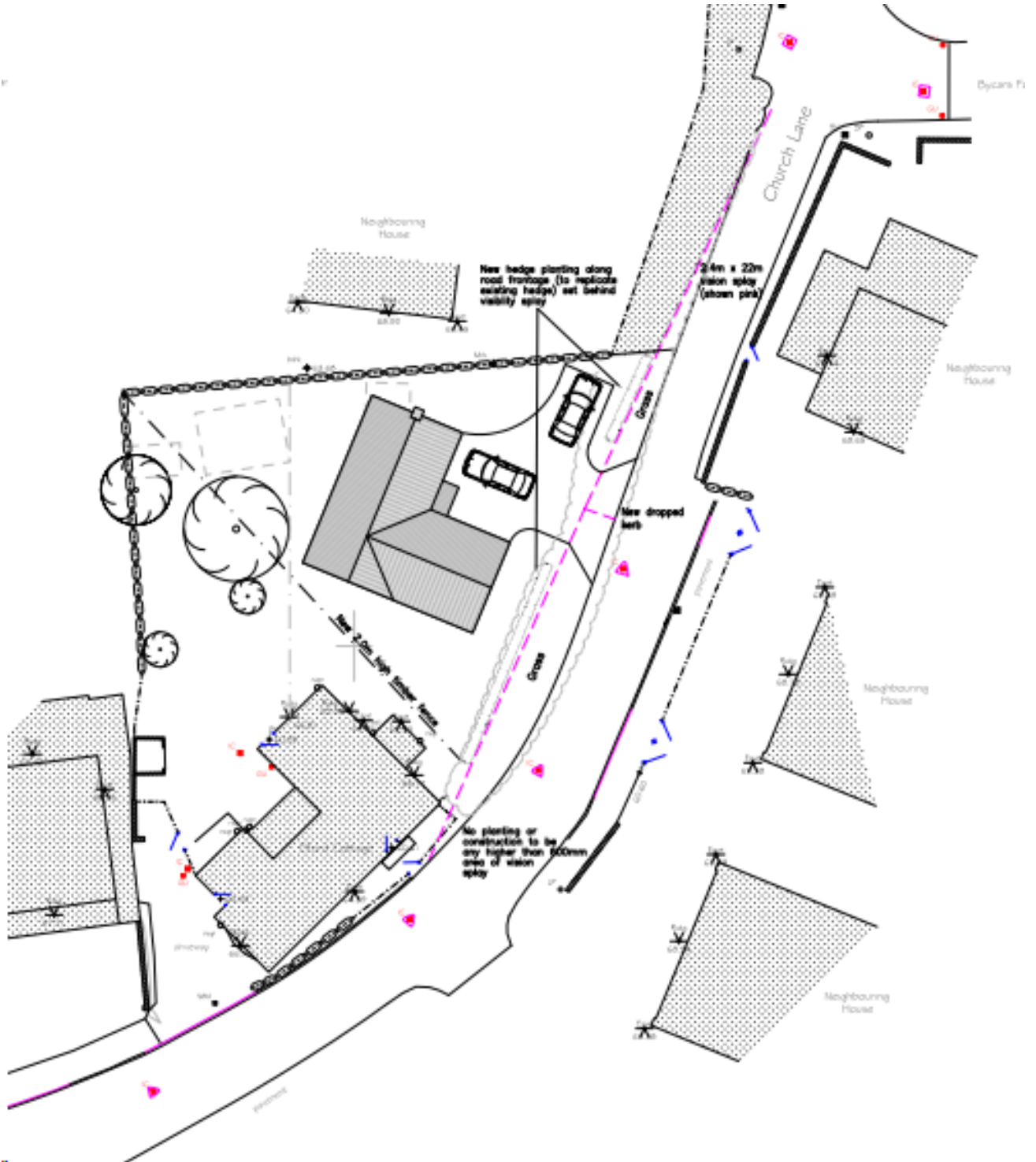
October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



# BLOCK PLAN

18/00625/FUL

15 Fox Lane

Alrewas

Burton Upon Trent

Scale:

Dated:

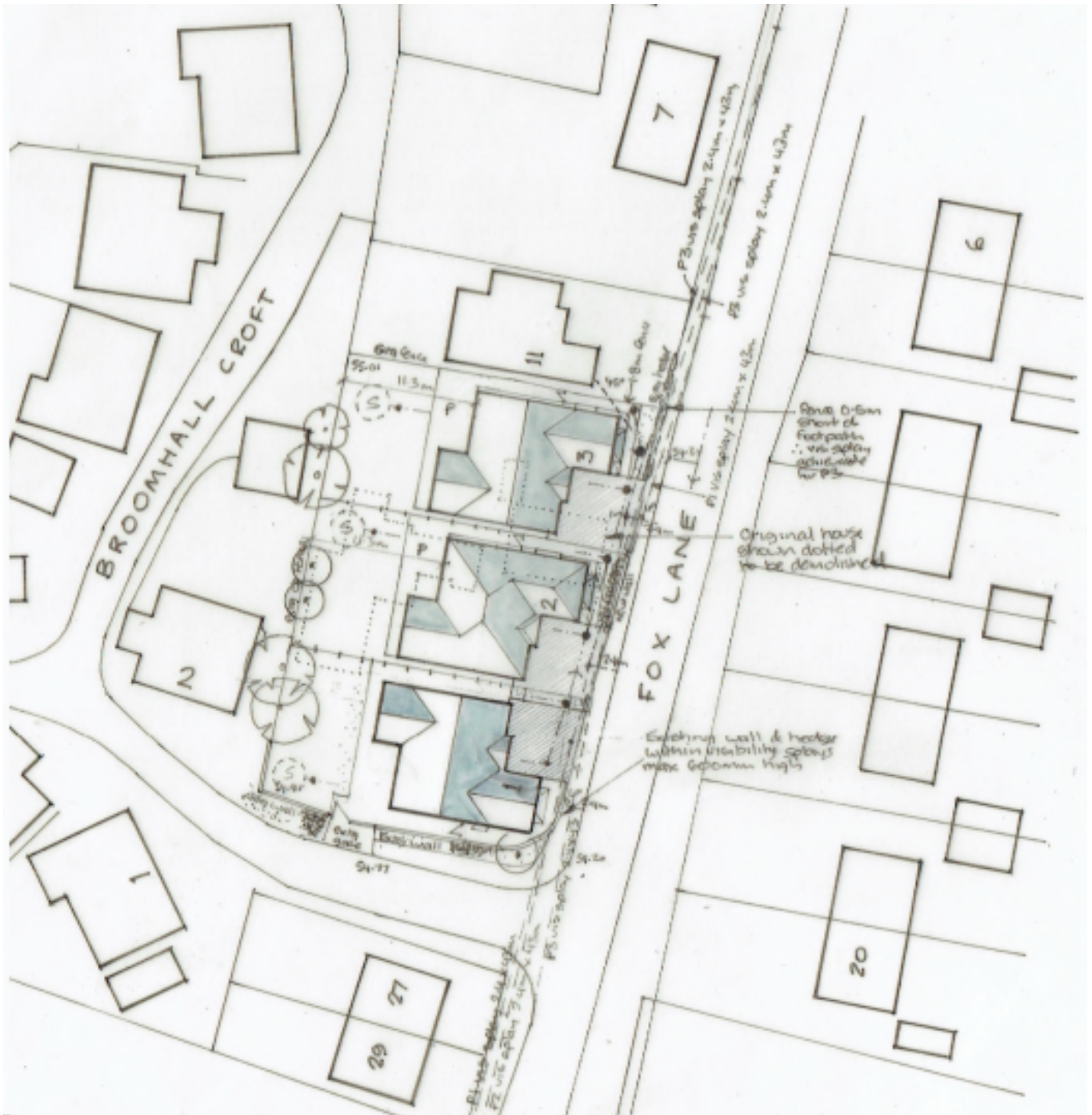
October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



# BLOCK PLAN

18/00913/FUL & 18/00914/LBC  
70 Main Street  
Alrewas  
Burton Upon Trent

Scale:

Dated:

October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



# BLOCK PLAN

18/01148/COU  
10 Metcalf Close  
Burntwood

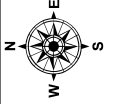
Scale:

Dated:

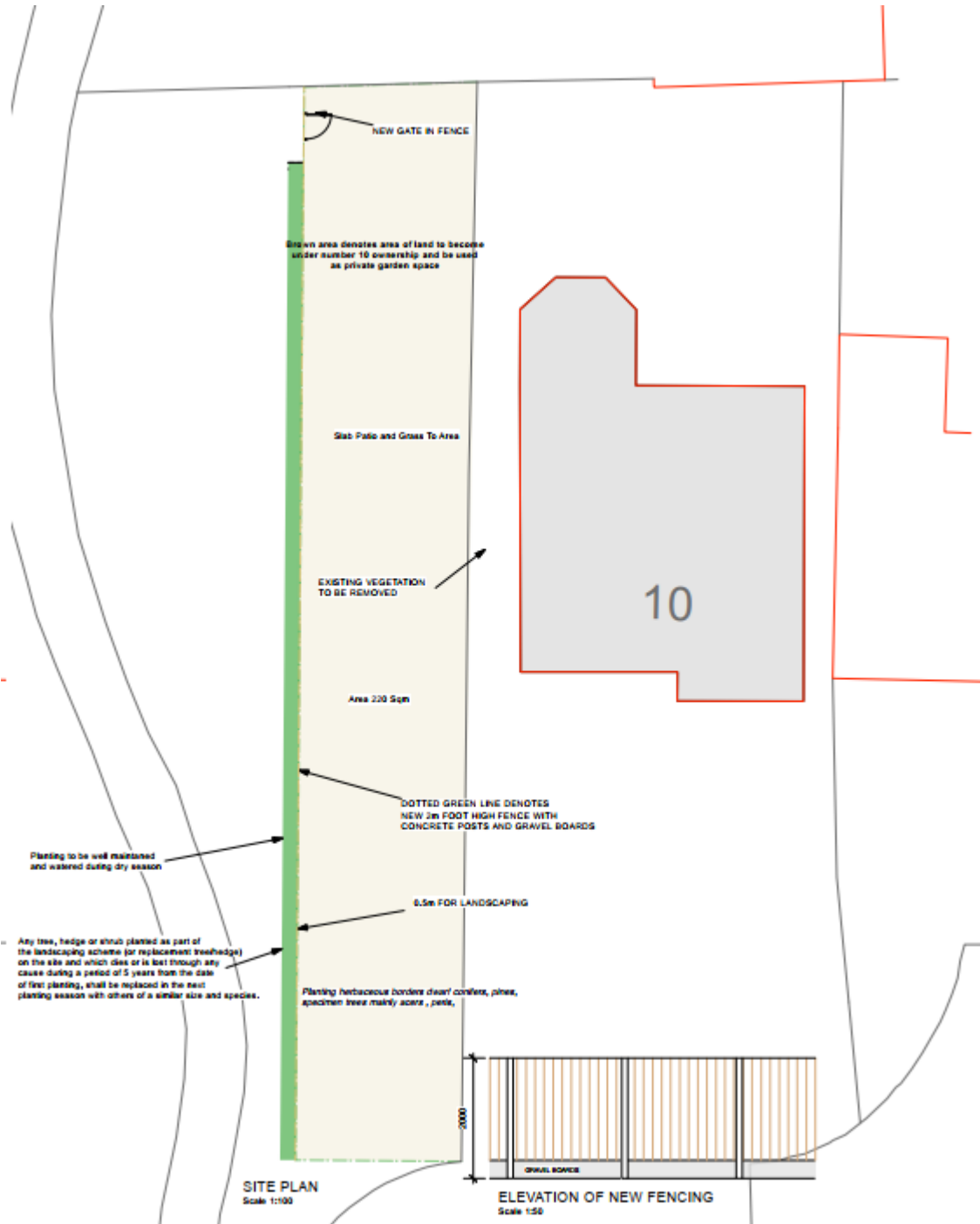
October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765





Lichfield  
district council

www.lichfielddc.gov.uk

District Council House  
Frog Lane  
Lichfield  
Staffs  
WS13 6YY

Telephone: 01543 308000  
enquiries@lichfielddc.gov.uk

# BLOCK PLAN

18/01372/FUL  
53 The Pines  
Lichfield

Scale:

Dated:

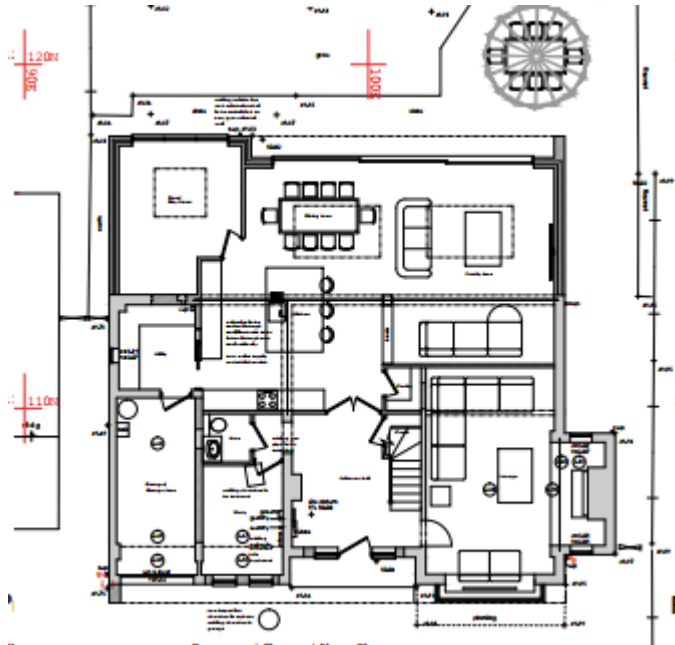
October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



# BLOCK PLAN

18/01206/FUL  
91 London Road  
Canwell

Scale:

Dated:

October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



Lichfield  
district council

www.lichfielddc.gov.uk

District Council House  
Frog Lane  
Lichfield  
Staffs  
WS13 6YY

Telephone: 01543 308000  
enquiries@lichfielddc.gov.uk

# BLOCK PLAN

18/01217/OUTFLM

Land At  
Cricket Lane  
Lichfield

Scale:

Dated:

October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765



Lichfield  
district council

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

District Council House  
Frog Lane  
Lichfield  
Staffs  
WS13 6YY

Telephone: 01543 308000  
[enquiries@lichfielddc.gov.uk](mailto:enquiries@lichfielddc.gov.uk)

# BLOCK PLAN

18/01303/FULM  
Land North Of  
Bellamour Lane  
Colton

Scale:

Dated:

October 2018

Drawn By:

Drawing No:



© Crown Copyright  
Database Rights 2015  
Lichfield District Council  
Licence No: 100017765

