

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (2nd September 2019)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**18/00078/OUTMEI- OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING OF 184 RESIDENTIAL DWELLINGS (CLASS C3) INCLUDING SELF-BUILD PROPERTIES AND INDEPENDENT LIVING, 122 CARE AND ASSISTED LIVING DWELLINGS (CLASS C2), AND THE CREATION OF A 2,699 SQ M NEIGHBOURHOOD CENTRE, INCLUDING A RETAIL UNIT (CLASS A1), PUBLIC HOUSE/CAFE (CLASS A4/A3), GYM (CLASS D2), MEDICAL FACILITIES (CLASS D1) AND DAY NURSERY (CLASS D1) WITH ASSOCIATED WORKS (OUTLINE: ALL MATTERS RESERVED EXCEPT ACCESS).
MIDLAND PIG PRODUCERS LTD, HAY END LANE, FRADLEY, LICHFIELD.**

Additional Observations

It is noted that there is an error in the wording of the final sentence of the report. This currently states:

“Given the above, it is not considered that the harm arising from the development outweighs the benefits as detailed within this report and accordingly, the application is recommended for refusal, as set out above”.

Evidently, this should read ‘Given the above, it is considered that the harm arising from the development outweighs the benefits as detailed within this report and accordingly, the application is recommended for refusal, as set out above’.

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**19/00053/FULM- CONSTRUCTION OF LINK ROAD TO FORM PART OF LICHFIELD SOUTHERN BYPASS ON LAND BETWEEN BIRMINGHAM ROAD AND LONDON ROAD, LICHFIELD.
LAND SOUTH OF SHORTBUTTS LANE, LICHFIELD, STAFFORDSHIRE.**

Additional Letter of Representation

Additional letter of objection/concern has been received from a local resident. The comments made are summarised below:

- The drain below the proposed towpath, requires the removal of all the hedging and trees in close proximity to my property.
- The retention of the hedging and trees would help to provide screening and noise reduction from the proposed new road and junction with London Road.
- The drainage plan submitted with the application, indicates a ramp and wall to be erected off London Road, to form the boundary of the, to be restored Lichfield and Hatherton Canal. No details of the ramp and wall are currently provided. Do the works require agreement under the Boundary Wall Act?
- Notes that there is an underground spring adjacent to the site. Has this been considered as part of the application?

Additional Observations

Consideration of the loss of the trees and hedgerows to the rear of Marsh Lane is provided within section 3 of the officer’s report.

Whilst it is acknowledged that the trees and hedges if retained would have offered some screening to the works, they would not offer any noise cancelling benefits. Matters of noise mitigation are however addressed in paragraph 6.2 of the officer's report.

This application does not seek permission for the Lichfield and Hatherton Canal. Rather the details supplied within the application, including the ramp and boundary wall, are submitted in order to evidence that the link road can be built, without impacting upon the ability to deliver the Canal. The canal itself will evidently be subject to its own application at a later date.

The Boundary Wall Act pertains to legal rather than planning matters and as such, is not a material planning consideration.

Any impact upon the identified spring would need to be considered by the Lead Local Flood Authority as part of any future application for the Canal.

It should be noted that the latest consultation date for Staffordshire County Council Highways, noted as 24/08/19 within the officer's report should state 21/08/19.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

2nd September 2019

18/00078/OUTMEI

Councillor Derick Cross

Ward Councillor

Mr Stephen Stoney
Wardell Armstrong LLP

Applicant's Agent

19/00053/FULM

Mr Robin Hawley

Objector

Mr Alistair Stewart
Persimmon Homes West Midlands

Applicant

19/00339/FUL

Mr Paul Baldwyn

Objector

19/00550/FUL

Mrs Valerie Thomas

Objector

Mr Tarun Gupta

Supporter

Mr Paul Harris

Applicant's Agent

19/00936/COU

Councillor Sue Woodward
Staffordshire County Councillor for Burntwood North

Objector

19/00931/COU

None