

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (5th May 2020)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 5

**18/01693/FUL – Erection of 8no dwellings and associated works
Land Fronting, Turnbull Road, Fradley, Lichfield**

Additional Letters of Representation

3 additional letters of representation have been received raising concerns. These are summarised as follows:

- The 'existing screen planting zone' to the west of the application site no longer exists, as it has been removed since the application was submitted. This would create direct overlooking to neighbours as the boundary fence is transparent. Ask whether this will be addressed in the landscaping plan to require replacement planting.
- Flooding concerns, in particular with regard to the potential detrimental impact on the sewerage and surface water drainage systems. Concerned that additional residential development will exacerbate this issue.
- It is considered that the Arboricultural and Ecological issues on site are still prevalent.
- Note the amount of local opposition to the scheme, from residents as well as the Parish Council.
- For traffic safety reasons, request conditions for site working and delivery times be attached to any permission, which will avoid peak school hours (drop off and pick up times), as applied to the Redrow site development.
- Request a planning condition requiring regular road cleaning.
- Noted that pedestrians walk up the bank from the Coventry canal towpath to the south of the site to Turnbull Road, in order to access the Stirling Shopping Centre further to the south. Ask whether the developer could provide steps leading up the bank.
- Concerned about the infilling of the ditch which traverses the site and any potential impact upon the stream and drainage of the site.
- Questioned why the 380sqm balancing pool which lies to the south-west of the application site has been removed. It was raised that the neighbouring Redrow development are potentially discharging more water into the stream, which will have a detrimental impact upon the current development proposal.
- Ask whether a condition requiring a 3m 'buffer zone' either side of the stream has been requested, as a similar condition was attached to the neighbouring Redrow development to the west.

Additional Observations

Amendment to Committee Report

At paragraph 3.8 of the Committee Report it is stated that *'the visual impact of the proposal from Turnbull Road to the west is further reduced by the change in land levels across the site and when approaching the site from the south-west, the site falls below an embankment thereby reducing the prominence of the site from Turnbull Road and reducing its visual impact upon the surrounding area'*.

This should instead read as follows:

'the visual impact of the proposal from Turnbull Road to the east is further reduced by the change in land levels across the site and when approaching the site from the south-east, the site falls below an embankment thereby reducing the prominence of the site from Turnbull Road and reducing its visual impact upon the surrounding area'.

Removal of trees to the west

With regard to the trees along the western boundary that have been removed/pruned post submission and during consideration of this application. These trees lie outside of the application site boundary and are therefore outside the control of the applicant or the remit of this planning application. However, pre-commencement conditions are recommended requesting the submission of details of the boundary treatment (condition 8) and a detailed landscape and planting scheme (condition 11), as set out in the main committee report at section 7. These conditions would ensure adequate measures are in place to protect amenity and provide appropriate landscaping within the site, but it is not possible to request the replacement of the planting that lies outside the application site as it lies outside the applicants' control.

Ecology

With regard to a 3m 'buffer zone' from the stream not being requested via planning condition; which was requested on the adjacent Redrow housing development permission. Ecology matters relating the current application are discussed in depth at section 6 of the main committee report. There was/is no requirement from the Ecology Team for such a condition in relation to this application, therefore it is not considered a requirement to make the development acceptable and so would not meet the relevant tests for a planning condition.

Provision of steps up the canal bank

As the canal towpath does not lie within the site boundary and as this is not an existing public right of way, there is no planning requirement for the developer to maintain or provide this and so, it would be unreasonable for the Council to insist that this is included as part of the proposals.

Flooding and Drainage

It has been noted that there are concerns the 380sqm balancing pool proposed at the adjacent Redrow site to the south-west of the application site has been removed and potential flooding issues may arise as a result. Further concerns relate the wider existing drainage system's capacity to accommodate additional housing development.

Section 8 of the main committee report, fully explain the drainage issues. Both the LLFA and STW have been consulted a number of times on this application and have raised no objections in this respect. Also, condition 18 requires the implementation of the drainage strategy in accordance with approved plans. It is therefore considered that such issues are and will be adequately addressed, subject to condition, as recommended.

Addition of a Construction Vehicle Management Plan Condition

A further pre-commencement Construction Vehicle Management Plan condition is recommended to ensure that measures are put in place for delivery hours and practices for construction traffic, including wheel washing facilities for all vehicles entering and exiting the site. The additional condition reads as follows:

'Before the development hereby approved is commenced, a Construction Vehicle Management Plan (CVMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include wheel washing facilities to be installed within the site, to be provided and utilised by all heavy goods for the full period of construction. The CVMP shall thereafter be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority'.

Reason: In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to safeguard the amenity of the area and to safeguard the amenity of existing, neighbouring and/or future occupants of the development hereby approved, in accordance with Core Policy 3 and Policy BE1 of the Local Plan Strategy, the Sustainable Design SPD and the National Planning Policy Framework.

Subject to the above additional condition, the officer recommendation remains that of approval, subject to conditions and a section 106 agreement, as set out in the main committee report.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

5th May 2020

18/01693/FUL

Parish Councillor Simon Roberts

Objector

Councillor Derek Cross

Ward Councillor

Councillor Mike Wilcox

Ward Councillor

Christopher Timothy (CT Planning)

Applicant's Agent