

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (27th July 2020)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 8

19/00753/OUTMEI – OUTLINE PLANNING APPLICATION FOR THE CREATION OF DEVELOPMENT PLATFORM AND THE DEMOLITION OF EXISTING OFFICE BUILDING, ENVIRONMENTAL CENTRE, AND SECURITY GATEHOUSE, SITE CLEARANCE, REMEDIATION AND PHASED MIXED-USE DEVELOPMENT COMPRISING UP TO 2,300 NEW DWELLINGS AND RESIDENTIAL UNITS (USE CLASSES C3 AND C2), UP TO 1.2 HA OF MIXED-USE (USE CLASSES A1, A2, A3, A4, A5, C1, C2, C3, D1 AND D2), UP TO 5 HA OF EMPLOYMENT (USE CLASSES B1A, B, C AND B2), A SCHOOL (ALL THROUGH SCHOOL OR 1 NO. 2 FORM ENTRY PRIMARY SCHOOL (USE CLASS D1)), FORMAL AND INFORMAL PUBLICLY ACCESSIBLE OPEN SPACE, KEY INFRASTRUCTURE INCLUDING NEW ADOPTABLE ROADS WITHIN THE SITE AND THE PROVISION OF A NEW PRIMARY ACCESS JUNCTION ON TO THE A513, GROUND AND ROOF MOUNTED SOLAR PANELS AND 2 NO. EXISTING ELECTRICITY SUBSTATIONS (132 KV AND 400 KV) RETAINED (ALL MATTERS RESERVED EXCEPT ACCESS)

RUGELEY POWER STATION, ARMITAGE ROAD, ARMITAGE, RUGELEY

Amended Condition

Following discussions between the Local Planning Authorities of Lichfield and Cannock Chase District Councils and the applicant, it is recommended that condition 40 be updated to state:

40. All phases of development (as approved by condition 5) that deliver Class C3 dwellings as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, shall deliver a minimum of 15% of the Class C3 dwellings as affordable housing, with an overall minimum provision site wide of 17.6%.

Additional Observations

The amended wording is proposed in order to offer greater clarity as to what legislation the referenced C3 land use relates.

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19/01015/OUTM- OUTLINE APPLICATION FOR THE ERECTION OF UP TO 200 RESIDENTIAL DWELLINGS FOR PHASE 2 OF THE STREETHAY STRATEGIC DEVELOPMENT ALLOCATION (SITE REFERENCE LC1) INCLUDING COMPREHENSIVE GREEN INFRASTRUCTURE, FOOTPATHS, OPEN SPACE, CHILDREN'S PLAY AREA, SURFACE AND FOUL WATER DRAINAGE INCLUDING ATTENUATION POND, AND OTHER ANCILLARY INFRASTRUCTURE AND WORKS. ALL MATTERS RESERVED EXCEPT FOR POINTS OF ACCESS, WHICH INCLUDES TWO POINTS OF ACCESS CONNECTING INTO THE WESTERN EDGE OF THE PHASE 1 STREETHAY DEVELOPMENT. AFFECTS FOOTPATH 'FRADLEY AND STREETHAY 1'.

LAND AT STREETHAY, BURTON ROAD, STREETHAY, LICHFIELD

Amended Recommendation

The list of required planning obligations to be amended under recommendation (1) to ensure inclusion of the provision of public open space; as referred to in the main report.

The proposed change adds the text to recommendation (1):

'6. On-site Public Open Space'

Additional Observations

The officer recommendation remains as already set out in the main report, which is to approve the application, subject to the change referred to above, to ensure provision of on-site public open space as part of the S106 Agreement.

**Page 175 19/01341/OUT - OUTLINE APPLICATION FOR THE ERECTION OF 3NO DWELLINGS, INCLUDING DEMOLITION OF OUTBUILDINGS (ACCESS & LAYOUT)
THE MOUNT, PIKE LANE, ARMITAGE, RUGELEY, STAFFORDSHIRE, WS15 4AF**

Further Arboriculture Officer comments:

The Walnut tree (T3921) which is to be retained, has the highest long term impact to the streetscene. The Magnolia tree (T3911) is also visible from the streetscene. Both the Walnut and Magnolia trees would warrant a TPO in their own right. Recommends that a revised tree report and a full detailed landscaping scheme should be submitted with any reserved matters application to ensure details and tree management is suitably addressed. (23.7.20)

Amended Observations

On page 185 in the main committee report there is a typing error. The following site description text which reads: *"The site contains a number of large trees, particularly to the front (west), which are subject to a Tree Preservation Order (2019/19436/TPO)"*, is to be replaced with: *"The site contains a number of large trees, particularly to the front (west), which are subject to an area Tree Preservation Order (2019/19436/TPO)."*

On page 186 at paragraph 1.2 there is a typing error. The final sentence should refer to section 7.

On page 189 at paragraph 5.2 there is a typing error. The third sentence, which reads: *"The trees to be removed are sited predominantly along the rear boundary, with the exception of two trees adjacent the extended access."* Should read, *"The trees to be removed are sited predominantly along the rear boundary, with the exception of two trees adjacent the extended internal access drive."*

Additional Observations

It is considered that the matters raised by the arboriculture officer have been taken into account in the main report. Furthermore, it is considered that the concerns raised can be dealt with via condition and as part of the reserved matters application.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

27 July 2020

19/00753/OUTMEI

Mark Sitch (*Barton Willmore*)

Applicant's Agent

19/01015/OUTM

Helen Dawkins (*Miller Homes*)

Applicant

20/00587/FUH

Frank Horsfall : written transcription

Objector

Councillor Paul Ray

Ward Councillor

19/01341/OUT

Chloe Arden

Objector

Debbie Glancy (*Alrewas Architecture Ltd*)

Applicant's Agent