

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (24 August 2020)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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**20/00332/FUL – Proposed Erection of a replacement dwelling.
Spion Kop, Lichfield Road, Hopwas**

Additional Consultation responses

Comments from Local Resident

I am surprised that the plans are even up for review as their drive does not reach the required size limit according to the HM Government, The building Control Regulations 2020 volume 1, section B5 table 13.1 fire vehicle access minimum requirements. The Highways Agency only passed it conditionally, and their research was done on line, not actually on site, surely there should be an onsite survey done before the plans were up for final consideration.

I am greatly concerned that if there is access problem for fire engine then sprinkler would possibly be needed. There is an issue if you check your archives, from the previous owners' applications, the fence between our two properties were removed to allow a fire engine to get closer, but not close enough for building regulations. Who decides whether they are prepared to sacrifice the loved ones or will it come back to yourself? You should recommend sprinkler not leave it to someone out to make a quick buck and who are prepared to kill someone.

OFFICER COMMENTS

Highway Authority confirmed that there was no objection to the application. The access is currently used by the applicant to access the existing dwelling on the site. This application is for a replacement dwelling on the site not a further dwelling. There is therefore no highway objections to this application.

The issue over fire access is a building control matter and if a sprinkler system is required this will be covered under the building control application.

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**20/00674/FUL – Erection of a detached 4 bedroom dwelling with associated works
8 Blythe View, Lichfield Road, Hamstall Ridware, Rugeley**

Additional Consultation responses

Cannock Chase Special Area of Conservation

The proposed development falls within 15km of the Cannock Chase Special Area of Conservation, as identified on Local Plan Strategy Policies Map. Policy NR7: Cannock Chase Special Area of Conservation states that before development is permitted, it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having regard to avoidance or mitigation measures. This is echoed by Policy SAC1 of the Shenstone Neighbourhood Plan.

In particular, any development that results in a net increase in dwellings within a 15km radius of any boundary of Cannock Chase SAC will be deemed to have an adverse impact upon the Cannock Chase SAC unless or until satisfactory avoidance and/or mitigation measures have been secured. However, as the application site falls within the 8-15km zone of the Cannock Chase SAC a financial payment will not be sought.

Natural England have been consulted on the application and consider that the proposed development will not have significant

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

24 August 2020

20/00332/FUL

Clive Chapman

Objector (*written transcription*)

Karl Grace (*Karl Grace Design*)

Applicant's Agent

20/00674/FUL

Chris Poole

Objector (*written transcription*)

Councillor S Barnett

Ward Councillor

L.20/03/867M Staffs County Council Consultation **LDC ref: 20/00722/SCC**

Councillor M Wilcox

Ward Councillor