

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (11 January 2021)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

Page 8 **19/01736/FULM – Erection of 1 no agricultural building for cold storage with lean-to canopy, private way/track to serve potato grader, new vehicular access, hardstanding and associated works (part retrospective)
Barn Farm, Cranebrook Lane, Hilton, Lichfield**

Additional Observations

The Parish Council reported to the Local Lead Flood Authority/LLFA (Staffordshire County Council Flood Risk Team) concerns about the application, who advised that the new access could have implications for the proposed drainage plans including attention pond. The proposed measures including tanks can be increased, however to ensure the outfall would be the desired 5L per second as recommended by the LLFA, a condition on this has been recommended (see amended condition 10 below); which is deemed to conform to the necessary tests for planning conditions. The applicants' agent has advised that they can meet the requirements of this.

Additional Letters of Representation

A further representation has been received from a neighbouring property providing a summary of the objections that are already recorded on the main committee report.

Amended/Additional Conditions:

Condition 10 is to be amended to read:

“Within 3 months of the date of permission being granted, a surface water drainage strategy will be submitted to the LPA. The drainage strategy will incorporate the following mitigation measures:

- *Limiting the surface water run-off generated by the 1 in 100 year + 40% Climate Change critical storm so that it will not exceed 5.0 l/s and not increase the risk of flooding offsite;*
- *Provision of adequate attenuation flood storage on the site to a 1 in 100 year + 40% Climate Change standard;*
- *Levels and inlets to the drainage system to be constructed so as to collect all surface water runoff to ensure it will not cause flooding on or off site up to the design storm of 1 in 100 years + 40% Climate Change;*
- *Inspection, cleansing and maintenance of the drainage system to be undertaken for the lifetime of the development.”*

The drainage strategy thereafter approved will be implemented and brought into use within 6 months of the date the condition is discharged and will thereafter be retained for the life of the development, unless otherwise agreed in writing.

An additional condition/condition 12 is recommended to ensure that the mitigation measures in the submitted noise assessment are followed; this is to read as follows:

“12. All the proposed noise mitigation measures set out with the submitted noise report (revision 4 reference 10-10225) must be followed.

Reason 12. To protect the amenity of local residents, in accordance with the requirements of policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Policy Framework”

Finally, further to further discussion with the applicant’s agent, it has been advised that the current vehicular access is proposed to remain and not be closed off completely; as required by the applicant, but it is proposed to reduce the access, so that only general vehicles can use and not farm traffic. Condition 4 is therefore proposed to be amended to read as follows:

“The existing vehicular access shall be reduced in width to prevent access for HGV’s and tractors in accordance with details first submitted to and approved in writing by the LPA. The approved works to alter the existing access, shall thereafter be implemented within 6 months of the date of this planning permission.”

Reason for condition 4 to be amended to read:

“To ensure an acceptable a form of development that protects the amenity of nearby local residents, and thereby conform to policies ST1 and BE1 of the Local Plan Strategy and the National Planning Policy Framework.”

Also, amend condition 11 to read:

“Within the first planting season following the implementation and first use of any part of this development hereby approved a landscape and planting scheme shall be implemented in accordance with details to be first submitted to and approved in writing by the local planning authority. The landscaping shall include hedge planting along the Cranebrook Lane boundary of the farmstead where there are any gaps in planting, including areas where the existing access is reduced in width”.

LIST OF SPEAKERS

PLANNING COMMITTEE MEETING

14 December 2020

19/01736/FULM

Mrs Catherine White

Objectors

Councillor Janice Silvester-Hall

Ward Councillor

Mr William Brearley (CT Planning)

Applicant's Agent