

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 10/12/09 & 14/1/10

Stafford BC.

- Local Development Framework Newsletter: Received by email.

South Staffordshire DC.

- Leafields Farm, Shutt Green Lane, Brewood: Formation of 139 berth offline marina etc. Forwarded to SD&NW Branch.

Cannock Chase DC.

- Land northeast of Wolseley Road, Rugeley: Residential development, Outline including access. Gave evidence to Planning Inquiry on location of public open space and play area provision to maintain open view of pumping station and on the need for developer contributions to improve public footpath and 'bloody steps' access to canalside footpath.
- Tourism Network: Invitation to event at Birches Valley Forest Centre on 1/2/10.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Walsall Wood Canal Bridge, Lower High Street, Walsall Wood: Installation of 5m high art sculpture on concrete edge pilings. Further information from planning officer about design compromises of the fly fisherman sculpture. Spoke to regeneration officer about BW objections and wrote confirming our reservations about design and location, suggesting a silhouette of a BCN dayboat carrying coal or bricks would better reflect the historic significance of the canal to Walsall Wood.

Environment Agency.

- Flood warning Service: Information on future changes to flood warning level terminology. Commented on changes to icons.

Department for Transport.

- Network Rail, Nuneaton North Chord, Transport & Works Act Order: Notice of intent to hold a public inquiry. Confirmed that IWA does not need to add to previous representations.

Decisions on Previous Applications:

Stafford BC.

- 24 Meadowbank Avenue, Weston: Construction of a single storey detached double garage. Permitted.

South Staffordshire DC.

- Park Gate Lock House, Teddesley Road, Acton Trussell: Demolition of existing outbuildings and erection of triple garage to front. (No objection). Approved.

Lichfield DC.

- Former Rugeley Power Station, Armitage Road, Armitage, Rugeley: Residential development (81 dwellings); re-plan of previous layout and substitution of house types. (No objection). Approved.

East Staffordshire BC.

- Barton Marina, Barton under Needwood: Erection of 48 holiday homes including details of access, car parking areas, cycle stores and bin stores and re-contouring of existing bund. (No objection). Withdrawn.

Hinckley & Bosworth BC.

- Spinney Bank Farm, Higham Lane, Stoke Golding: Erection of an agricultural workers dwelling. Reserved Matters. (Objection). Approved.

Philip G Sharpe
Planning Officer
IWALP156

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 14/1/10 & 9/2/10

South Staffordshire DC.

- Deepmore Lock Cottage, Wattles Lane, Acton Trussell: Demolition of existing W.C. and store plus erection of single and two storey extensions to side and rear (resubmission). Conservation Area status acknowledged and size of new rear extension reduced, but otherwise unaltered. Cottage is of historic importance but unimproved, inaccessible and in poor condition with lean-to extension on end collapsing. It could soon be lost if not repaired. Rebuilding and extension to rear in matching style along with proposed new stone surfaced access track from Roseford Bridge alongside canal will ensure its survival. Proposed conservatory acceptable but outside WC and stop plank store should be retained if possible. Front wall should be repaired in matching bricks

and aerial mast removed from side of building. Bywash culvert may run under cottage and any excavation for new foundations should protect its integrity. No objection in principle subject to further change to plans to retain WC building and other conditions.
- 1 Laches Lane, Slade Heath: Conversion of redundant agricultural building into single residential dwelling. No objection. [Email response].

Cannock Chase DC.

- The Engine House, Grove Colliery, Lime Lane, Pelsall: Change of use from waste transfer station to lorry parking and commercial vehicle repair. Not consulted. Away from canal. No comment.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Vacant land to the north west of Maybrook Road, Brownhills: Erection of general industrial factory with ancillary office and car park. The offices overlook the canal which is commended but parts of the industrial buildings are too close to the canal and there should be a wider screen of woodland and landscaping. A seating, picnic and fishing area by the offices would complement the recreational uses of the canal.

- Black Country Joint Core Strategy, Publication Document: Canals policy includes safeguarding navigation, protecting heritage and amenity, enhancing recreation, improving access, avoiding severance of restoration routes, etc. Gives specific support to the Hatherton Canal restoration. Policy generally welcomed, but text should also include support for the Lichfield Canal restoration. / Also received draft of West Midlands Canals Partnership response.

- 123 Walsall Road, Walsall Wood: Outline for erection of 20x2 bed apartments within a 3 storey block. Access, appearance, layout and scale to be considered. Identical to plans approved in 2007. Vacant site below canal level on towpath side. Warehouse style building with canalside amenity space. No objection.

- Walsall Wood Canal Bridge, Lower High Street, Walsall Wood: Installation of 5m high art sculpture on concrete edge pilings. Amended application. Relocated to back of towpath. 'Canal fisherman' design and position atop a 3m high pole still considered inappropriate.

- 59 Edinburgh Drive, Rushall: Two storey side and rear extension. No objection.

Lichfield DC.

- Former Rugeley Power Station, Armitage Road, Armitage: Removal of condition from previous planning permission to allow for construction of roundabout at junction with A513. Previously objected to proposed T-junction. Gives better and safer access to large new housing site. No effect on canal. Not consulted, but supported. [On-line response].

- 6a School Lane, Hopwas: Two storey rear extension to form family room and bedroom. No objection. [Email response].

East Staffordshire BC.

- Dallow Bridge, Burton-on-Trent: Outline application for the erection of 32 dwellings and apartments including details of means of access (revised scheme). Unattractive builders yard on offside below Dallow Lock. Housing acceptable in principle. Change to indicative layout adjacent to lock bywash channel, as we requested, with introduction of canalside amenity space and pedestrian link. No objection.

North Warwickshire BC.

- Wharf Cottage, Wishaw Lane, Curdworth: Two storey brick bay windows and porch. No objection. [On-line response].

Decisions on Previous Applications:

(none)

Philip G Sharpe
Planning Officer
IWALP157

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/2/10 & 9/3/10

West Midlands Regional Assembly.

- West Midlands Regional Spatial Strategy: WMRSS Update February 2010 newsletter.

Lichfield DC.

- Local Development Framework, Allocations of Land and Site Development DPD, Call for Sites: Preliminary consultation. No response necessary at this stage.

East Staffordshire BC.

- Land adjacent 29 Shakespeare Road, Burton on Trent: Erection of a pair of semi detached dwellings. No objection.

Decisions on Previous Applications:

Stafford BC.

- Canalside Wharf, Salt Works Lane, Weston: Erection of 60 dwellings. Reduced to 58 on amended plans with reinstated canalside open space areas, as requested. Permitted, with conditions on canalside open space management and canal bank strengthening, etc.

South Staffordshire DC.

- Deepmore Lock Cottage, Wattles Lane, Acton Trussell: Demolition of existing W.C. and store plus erection of single and two storey extensions to side and rear (resubmission). (No objection). Approved.

Cannock Chase DC.

- Aldi foodstore, Market Street, Rugeley: Addition of rendering finish to existing brickwork panels and aluminium overcladding to bargeboards/fascias. (Objection). Withdrawn.

Walsall MBC.

- Vacant land to the north west of Maybrook Road, Brownhills: Erection of general industrial factory with ancillary office and car park. (Objection). Withdrawn.

Lichfield DC.

- 6a School Lane, Hopwas: Two storey rear extension to form family room and bedroom. (No objection). Approved.

East Staffordshire BC.

- Centrum Power Station, Burton-on-Trent: Application withdrawn for 'commercial' reasons.

North Warwickshire BC.

- Wharf Cottage, Wishaw Lane, Curdworth: Two storey brick bay windows and porch. (No objection). Refused, due to Green Belt and disproportionate changes to 'vernacular canalside architecture'.

Philip G Sharpe
Planning Officer
IWALP158

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/3/10 & 13/4/10

West Midlands Regional Assembly.

- West Midlands Regional Spatial Strategy, Phase 2 Revision: Notice of further delay to publication of Secretary of State's Proposed Changes.

- West Midlands Regional Spatial Strategy: WMRSS Update newsletter March 2010, Final edition. West Midlands Regional Assembly being replaced by West Midlands Leader Board from 1 April. Uncompleted West Midlands Regional Spatial Strategy will be replaced with new West Midlands Regional Strategy also incorporating West Midlands Regional Economic Strategy.

Stafford BC.

- The Plan for Stafford Borough, Draft Core Policies: Commented on policies on; Renewable Energy – should reference public safety issues with large wind turbines; Environmental Quality – support conservation and enhancement of canals; Tourism – support regeneration and restoration of canals incl. Shrewsbury & Newport and Stafford Riverway Link; Environment – support canal Conservation Area appraisals and management plans.

South Staffordshire DC.

- Core Strategy Policy Choices consultation: Responded that Renewable Energy Policy should include public safety requirement; Welcomed the Canals and Canalside Development Policy support for appropriate development, good design, and support for restoration of Hatherton Branch Canal. But unrealistic to require new development to 'enhance' heritage value and alternative wording suggested.

- Core Strategy Policy Choices consultation, Policy H4 Gypsies, Travellers and Travelling Showpeople: Criteria for additional pitches include avoiding impacts on Green Belt, open countryside, Conservation Areas, and the environs of the canal network. Supported. However, all these were recently ignored in giving consent at Brinsford Bridge.

- Gailey Park Industrial Estate, Gravelly Way, Four Ashes: Construction of two light manufacturing/storage units with associated internal office space. Not adjacent to canal but partly visible behind other warehouses and should be some screen planting. [On-line response].

Cannock Chase DC.

- 1 Brindley Bank Road: Single storey rear extension. No effect on canal. No comment.

East Staffordshire BC.

- Land adjacent Nordale Cottage, Horninglow Road, Burton on Trent: Erection of a detached dwelling. Dormer bungalow replacing 'mobile' home and touring caravan. No objection.

Hinckley & Bosworth BC.

- Sketchley Brook, proposed development between A5 and Rugby Road, Burbage; Request for a Scoping Opinion for Environmental Assessment: Major housing and industrial development of farmland on offside of Ashby Canal. Development should be set well back from canal frontage which should remain as green open space and landscape planting. Proposed pedestrian bridge over canal supported if attractive design and does not obstruct navigation. Developers should fund major towpath improvements between A5 and Nutts Lane to cope with extra use from footbridge and footpath linkages.

- 15 Shenton Lane, Dadlington: Erection of a double garage and conversion of existing integral garage. No objection. [On-line response].

Natural England.

- Cannock Chase AONB News, Spring 2010: Received copy.

Decisions on Previous Applications:

Staffordshire County Council.

- The Dell, Enterprise Drive, Four Ashes, South Staffordshire: Further information to discharge a condition of planning permission for construction of the Four Ashes Energy from Waste Facility, relating to the A5-Vicarage Road junction improvement at Gailey. Junction design changed to include traffic lights for road safety, in accordance with our objection. Retaining wall adjoining canal feeder designed to meet BW's requirements.

Cannock Chase DC.

- Land northeast of Wolseley Road, Rugeley: Residential development, Outline including access. Allowed on Appeal following Planning Inquiry. Agreed that the setting of Brindley Bank Pumping Station within the Trent & Mersey Canal Conservation Area should be preserved by sensitive design and landscaping.

North Warwickshire BC.

- The Anchor Inn, Mancetter Road, Hartshill: Erection of marquee to rear beer garden/terrace. (Not consulted). Refused, due to intensified use and highway safety.

Hinckley & Bosworth BC.

- Greyhound Stadium, Nutts Lane, Hinckley: Residential development for 84 dwellings, new access arrangements, etc. No road access from Nutts Lane. Not re-consulted since 2006 application, when no objection as set back from canal. Granted.

Philip G Sharpe
Planning Officer
IWALP159

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 13/4/10 & 11/5/10

Stafford BC.

- Stafford Boat Club: Letter of support in principle for proposed footbridge across entrance to Hazlestrine Arm. Across the boundary of Stafford with South Staffordshire so two simultaneous planning applications may be necessary.

Cannock Chase DC.

- Power Station Road, Rugeley: New Tesco supermarket, 4 retail units, café bar, petrol station and car wash, associated car parking, landscaping, servicing and access. Need for another supermarket accepted but inappropriate location with road access problems and no benefit to the canal environment. It would unbalance the town centre and damage existing shops. The Transport Assessment ignores flooding problems on Power Station Road and congestion issues on Anson Street and Station Road. If consented there should be developer funding for towpath surfacing, access and mooring improvements and a heritage rebuild of Leathermill Lane canal bridge parapets in conjunction with its pedestrianisation. Should be conditional on £1 coin operated trolleys to discourage them being dumped in the canal. Objection.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Black Country Joint Core Strategy: Submission Documents; Consultation Statement, Proposed Changes, etc. seen on website. / Independent Examination; Notice of Pre-Hearing Meeting 25 May. Unable to attend, but requested to be kept informed.
- West Bromwich Albion FC Training Ground, Birmingham Road, Walsall: Proposed training ground facilities including extension to existing pavilion, indoor pitch, floodlit artificial pitch, gatehouse, security fencing and associated car parking. Adjacent to Rushall Bottom Lock in Green Belt. Large industrial scale building covering artificial pitch alongside the canal would

be visually intrusive, urbanising the appearance of a pleasant rural section of canal. It should be relocated to another part of the site away from the canal.

Tamworth BC.

- Local Development Framework, Core Strategy Update and Call for Sites: Council's response to IWA comments on Proposed Spatial Strategy says no alternative to 'Bitterscote North' employment allocation. No response needed to Call for Sites or Infrastructure Delivery Plan.

Rugby BC.

- Burton Farm Marina: Discharge of Condition 5. Received decision notice and new marina plan showing details of entrance layout, bank protection, bank levels, hard and soft edging to the basin, mooring pontoons and lighting. Satisfied that this answers our earlier concerns and discharges the Condition.

Decisions on Previous Applications:

South Staffordshire DC.

- South Staffordshire College, Rodbaston Campus, Farm Drive, Rodbaston: Construction of two wind turbines. 126 metres high. (Objection). Officer recommendation, but Refused due to visual intrusion in Green Belt.

East Staffordshire BC.

- Land adjacent 29 Shakespeare Road, Burton on Trent: Erection of a pair of semi detached dwellings. (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP160

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 11/5/10 & 8/6/10

Staffordshire County Council.

- Local Transport Plan Newsletter, May 2010: Received e-copy. Discussion Forum and contacts for comments on updating plan.

Stafford BC.

- BMW Mini Knights, Radford Bank, Stafford: Extension to showroom. Extension is on opposite side from canal and only minor changes to windows, doors and colour of cladding on canal elevation. Not consulted, but no comment necessary.

Cannock Chase DC.

- Rugeley Progressive WMC, Mansfield House, 40 Market Street, Rugeley: Construction of an open-fronted shelter for players and spectators. A small timber shelter by the bowling green. Barely visible from canal. No objection.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Tesco Stores Ltd., Silver Street, Brownhills: Comprehensive redevelopment to provide new Tesco foodstore, shop units, new access arrangements and car parking, space for a future market square, public realm and landscaping following demolition of existing Tesco store, Ravenscourt Shopping Precinct and Senior Citizens Centre. New supermarket twice the size, nearer the canal and on elevated land would be visually over-dominant. Previous consultations on The Future of Brownhills, Brownhills Environmental Strategy and Black Country Core Strategy in 2008 have promised a canal focus for the town centre redevelopment with a waterside retail, leisure and cultural quarter. But this application takes no account of the opportunities for beneficial waterfront development or the need for a town centre bypass and pedestrianisation and regeneration of the High Street. By occupying all the available land it would make these more difficult if not impossible to achieve and would be a major lost opportunity. Objection.

- Black Country Joint Core Strategy, Independent Examination: Pre-Hearing Meeting agenda, and draft Timetable and Issues for IE at Wolverhampton. IWA listed as possible attendees for Transport and Environment sessions on Tuesday 13 July.

Lichfield DC.

- Strategic Housing Land Availability Assessment 2010. Update of previous assessments listing numerous housing sites suggested by developers and landowners, with assessment of their deliverability. No implications that particular sites will be included in the LDF. Have previously commented on many of the canalside sites. No consultation responses requested or necessary.

Decisions on Previous Applications:

South Staffordshire DC.

- 1 Laches Lane, Slade Heath: Conversion of redundant agricultural building into single residential dwelling. (No objection). Granted.

East Staffordshire BC.

- Land adjacent Nordale Cottage, Horninglow Road, Burton on Trent: Erection of a detached dwelling. (No objection). Permitted, subject to removal of existing mobile home and amenity block, and approval of drainage and fencing etc.

Philip G Sharpe
Planning Officer
IWALP161

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 8/6/10 & 15/7/10

Staffordshire County Council.

- Request for a Scoping Opinion in connection with proposals for the development of an Energy Recovery Facility at The Dell, Enterprise Drive, Four Ashes: Amended design for incinerator slightly smaller with less prominent chimneys but still 40 metres high building and 80m chimneys. Objected to previous application but approved April 2009. A new application will now be needed. Concerned that the visual impact on canal and Conservation Area were underestimated in previous Environmental Statement and should be properly recognised in new ES. Mitigation measures should be reconsidered including a lowered ground level with earth bunds and tree screening and also reinforcement of towpath hedges. Road safety concerns remain at Calf Heath bridge and the canal wharf access. A smaller facility and other locations should be re-examined.

Stafford BC.

- BMW Mini Knights, Radford Bank, Stafford: Vehicle preparation building, extended vehicle parking, re-surfacing of existing vehicle parking. Car park extension to the south between canal and river. Not consulted. Further extension of car park onto flood plain should not be permitted. Substantial earth bund and landscaping shown on the other boundary but only minor reinforcement of towpath hedge on canal boundary, with a security fence for which no details are given. Objection. / Apologies from Case Officer for not consulting IWA (or BW) / Received conciliatory email from Knights Property Manager offering a commitment to further landscaping and screening to the canal boundary and suggesting a site meeting. Responded, welcoming the recognition that screening is needed, which we have been consistently requesting since 2002, and agreeing to a site meeting.

- The Saltings, Baswich Lane, Baswich, Stafford: Continued use as mobile home site. Further renewal of temporary consent. No objection.

South Staffordshire DC.

- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: Use of land for the stationing of caravans for four residential gypsy pitches with ancillary hardstanding, fences and dayrooms, in addition to the existing planning permission for three caravans and utility/dayroom. Previous development is incongruous in the Green Belt and diminishes the setting of the Canal Conservation Area. No justification for further built development of the site. Object, but if permitted it should be conditional on landscape planting to provide better screening from the canal.

- Land off Walsall Road, Churchbridge: Residential development of 134 dwellings plus public open space and modified access; major development, approval of reserved matters. Housing too close to the Washbrook would block the Hatherton Canal restoration route, protected in the Local Plan and emerging LDF, and as defined by the ARUP Feasibility Report. It would also undermine similar protection by Cannock Chase. Contrary to previous undertakings by the developers to leave a sufficient corridor for the canal. Consent would sabotage the whole restoration project, wasting years of voluntary effort and over £1 million of public donations and grants spent on 2 enlarged culverts, land purchase, bridge units and consultancy reports. The extent of the housing must be reduced or the application refused. Strongest possible Objection.

Cannock Chase DC.

- Cannock Core Strategy Pre-Publication consultation: Commented that; The amended Hatherton Canal restoration route will not connect with the Cannock Extension Canal and therefore should not be subject to an assessment of the impact of additional boat movements on the SAC; Proposals for enhancements to the Cannock Extension Canal should not be unduly delayed; Policy CP3 should require new developments near canals to contribute to their improvement and maintenance; Policy CP7 proposals to maximise benefits from the Trent & Mersey Canal in Rugeley and also to safeguard a firm route for the Hatherton Canal restoration through the Site Allocations DPD are supported; Policy CP13 proposals to promote the heritage contribution of the local canal network through a Trent & Mersey Canal Conservation Area Management Plan and a proposed Conservation Area for the Cannock Extension Canal are supported. / Also Review of Green Belt Boundaries study consultation: Commented that Site 8 Between A5 and M6 Toll should exclude the Hatherton Canal restoration route and has landscape value and access problems which make it unsuitable for industrial development.

West Midlands Metropolitan Area.

- WMMA Canal Partnership: Local Transport Plan LTP3 presentation & discussion. Commented on Vision, how canals relate to Key Objectives, potential for towpath improvements, etc.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Black Country Joint Core Strategy: Received Pre-Hearing Meeting Notes and Draft Revised Programme for Independent Examination listing IWA attendances on 15 & 16 July. Confirmed attendance of PS and VW.
- Tesco Stores Ltd., Silver Street, Brownhills: Amended plans showing the café being moved from the rear of the store to the front of the store, moving the store entrance adjacent to the café and amendments to the landscaping of the site. Minor changes which do not affect our previous comments and objections.
- Site formerly known as Walsall Depot, Norfolk Place, Bloxwich Road, Walsall: Demolition of existing industrial/depot buildings and erection of 267 dwellings. Improved appearance from canal. Designs of flats and houses traditional and attractive. Landscaping on canal frontage and footpath links to towpath. No objections.

Lichfield DC.

- Hademore Farm, Fisherwick Road, Lichfield: Single storey extension to form garden room and double garage incorporating store, WC and shed. No objection. [Email response].
- 211 Canal Cottage, Fradley Junction, Alrewas: Erection of double garage, storage shed and railings along front boundary. / Also Listed Building Consent for Reinstatement and bricking up of windows on side elevation and installation of conservation roof lights on rear roof. No objections. [Email response]. LBC since Approved.

East Staffordshire BC.

- Open Space Supplementary Planning Document and Re-use of Rural Buildings Supplementary Planning Document consultations: No reference to canals. No response.
- Burton Town Centre Masterplan Draft Policy Statement consultation/ Also Bargates SPD consultation for much the same area: Includes riverside washland corridor but no relevance to Trent & Mersey Canal. No responses necessary.

North Warwickshire BC.

- Wharf Cottage, Wishaw Lane, Curdworth: Two storey brick bay windows and porch. (No objection). Notice of Appeal against Refusal. No opportunity for further comment.

Hinckley & Bosworth BC.

- The Bungalow, Hydes Lane, Hinckley: Change of use of land to site 8 transit gypsy caravans and provision of 3 permanent gypsy pitches. Resubmission of previously withdrawn application with additional details. Just south of the A5 near The Limekilns, close to visitor and permanent boat moorings. Site currently has 2 caravans and is well managed and screened by hedges from the canal. No objection to the 3 permanent caravans but 8 transit vans would be too many for the site area. Could be traffic access, safety and parking problems.
- Proposed Bosworth Marina, Station Road, Market Bosworth: Consultation on Request for a Scoping Opinion on Environmental Impact Assessment. Application was refused due to possible impact on Ashby Canal SSSI. Major design issues should be resolved first. Scoping Report comprehensive. No reason to expect adverse impact on SSSI but this needs to be demonstrated in the EIA. [Email response].

North West Leicestershire DC.

- Pump House, Quarry Lane, Snarestone: Repositioning of existing canal slipway and repositioning of railings to Snarestone Pumpouse. Part of Ashby Canal restoration work. Not consulted, but supported. [On-line response].

Decisions on Previous Applications:

Stafford BC.

- The Wharf, Mill Lane, Great Haywood: Retention of a steel framed marquee over existing canal arm from mid-October to mid-April for boat maintenance. Erected annually since 1979 for painting the Anglo-Welsh hire boat fleet. Application made in December 2007 ! Not consulted. Refused.

South Staffordshire DC.

- Gailey Park Industrial Estate, Gravelly Way, Four Ashes: Construction of two light manufacturing/storage units with associated internal office space. (No objection). Approved.

Walsall MBC.

- West Bromwich Albion FC Training Ground, Birmingham Road, Walsall: Proposed training ground facilities including extension to existing pavilion, indoor pitch, floodlit artificial pitch, gatehouse, security fencing and associated car parking. (Objection). Approved (press report).

Hinckley & Bosworth BC.

- 15 Shenton Lane, Dadlington: Erection of a double garage and conversion of existing integral garage. (No objection). Refused but Appealed.

Department for Transport.

- Network Rail, Nuneaton North Chord, Transport & Works Act Order: Copy of Inspector's Report and Secretary of State's decision to make the order. Requested 6 months notice of any canal closures rejected due to Network Rail's promises that any closures would be only of 'short duration' under the control of a banksman and to a timetable and procedures agreed with BW.

Philip G Sharpe
Planning Officer
IWALP162

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 15/7/10 & 16/9/10

Staffordshire County Council.

- Energy Recovery Facility at Four Ashes Industrial Estate: Attended exhibition of amended plans at Somerford Hall. Suggested i54 site a better location, should be a smaller facility, should reduce ground level and provide better screening.
- Consultation on Emerging Staffordshire & Stoke-on-Trent Joint Waste Core Strategy: Commented that inland waterways in Staffordshire have some potential for the transport of waste materials and aggregates from and to canalside locations.

Stafford BC.

- Stafford Boat Club, Maple Wood, Wildwood, Stafford: Footbridge. Not consulted but plans seen on website. Confirmed earlier letter of support in principle to SBC and that content with detailed design. [Email comment]. / Since Permitted. Also Approved by South Staffordshire DC.
- BMW Mini Knights, Radford Bank, Stafford: Vehicle preparation building, extended vehicle parking, re-surfacing of existing vehicle parking. (Objection). Received further email from Knights Property Manager postponing site meeting pending drafting of planning conditions. / Also received copy of BW's comprehensive response detailing the drainage, boundary treatment, landscaping and waste storage conditions they require. / Since Permitted, subject to landscaping and fencing approval.
- Bridge Cottage, Green Road, Weston: Alterations to porch and outbuilding. (Not consulted but seen on website). Pitched roof and brick cladding to improve appearance of unattractive little shed. No objection. [On-line comment].
- 15 Meadow Ridge, Stafford: Single storey front/side and first floor side extensions. (Not consulted but seen on website). Cumulative effect is visually intrusive. [On-line comment].
- Sandon Lock Cottage, Sandon: Extensions, improvements and alterations to property. Currently unoccupied, unimproved and at risk. Replacement kitchen and outbuilding acceptable as is insertion of windows to rear, but glazed patio door is out of character and should be changed to a traditional wooden door.

South Staffordshire DC.

- 4 Marsh Lane, Penkridge: Garden room extension to rear and porch to front. No objection. [Email response]. / Since Approved.
- South Staffordshire College, Rodbaston, Penkridge: Construction of two wind turbines. Notice of Appeal against Refusal, to be decided by written representations. Previous comments on original application will be considered. Nothing further to add. Requested copy of decision.
- Revised Green Belt & Open Countryside (Dwellings) Policy Guidance SPD: Consultation. Sets % limits on size of extensions, conversions and replacement rural dwellings, etc. Nothing directly relating to waterways. No comment.
- Otherton Hall Farm, Otherton Lane, Penkridge: Steel portal frame building. Agricultural determination. Large steel sheet clad barn immediately adjacent to towpath below Otherton Lock. Not consulted. Approved by letter. Email correspondence with planning officer regarding lack of consideration of visual impact on Canal Conservation Area, and inaccurate plan.

Cannock Chase DC.

- 18 Bridgewater Road, Rugeley: Change of use of former industrial land to be incorporated within a garden curtilage. Near The Mossley. Lower part of steep embankment behind house. No objection. [Email response].

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Black Country Joint Core Strategy Independent Examination: Attended Hearing sessions on 15&16/7/10 on Environment & Transport issues. Commented that canalside green spaces are valued by canal users and canalside developments should be of high quality. Advocated inclusion of Lichfield Canal restoration in Justification to Policy on Canals, and supported inclusion of Lapal Canal. Supported WMMA Canals Partnership request for including reference to provision of moorings. Suggested the Strategy should give more encouragement to niche canal freight transport including waste, aggregates and building materials. Conflicts between freight and leisure use are unlikely to arise on BCN. Dredging is essential maintenance and not a threat to wildlife. Transport policies should recognise transport of people by canal for recreation and not just towpath users and freight. / Received lists of corrections and Further Proposed Changes.
- Silver Court Gardens & adjacent High Street, Brownhills: Discharge of Conditions on Consent for 60 Extra Care Apartments (2008). Not consulted. No works now proposed to canal bank or existing concrete fence along canal bank. No comment.
- British Lion Works, Forest Lane, Walsall: Outline, with all matters reserved, for demolition of existing industrial units and construction of new four storey Extra Care accommodation comprising 69 apartments, new access driveway, landscaping and the relocation of the existing footpath linking Forest Lane with the canal towpath. Previous apartment block approval not implemented. Acceptable in principle and attractive design of canal frontage, except for unnecessary large lettering of signage. Footpath diversion is minor. No objection.

Lichfield DC.

- Land rear of 17 Nursery Lane, Hopwas: Erection of a four bedroom detached dwelling and detached double garage (Extension of time for application granted in 2007). No objection.
- Gardeners Cottage, Armitage Road, Armitage, Rugeley: Single and two storey extensions and alterations to form kitchen, utility, study, WC, bedrooms and en suite. Also Listed Building Consent application. No objections. [Email response].

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Outline application for a two screen cinema and a Pizzeria Restaurant, including details of means of access and layout. No objection. [Email response].

Hinckley & Bosworth BC.

- Land bounded by Ashby Canal, railway line, Bridge Street (& Sketchley Brook), Burbage, Hinckley: Mixed use development of up to 375 dwellings, employment, local centre, etc. and associated open space, etc. (Outline - access only). Landscaped open space parkland proposed alongside canal with offices set well back, as we requested. However, the new footbridge should be relocated to provide space for an access ramp on the towpath side without intruding into the canal. Further consultation requested on detailed plans.

Decisions on Previous Applications:

Stafford BC.

- The Saltings, Baswich Lane, Baswich, Stafford: Continued use as mobile home site. (No objection). Permitted.

South Staffordshire DC.

- Land off Walsall Road, Churchbridge: Residential development of 97 dwellings plus public open space and modified access; major development, approval of reserved matters. Apparently reduced from 134 dwellings due to conflict with Hatherton Canal protection line. (Objection). Refused.
- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: Use of land for the stationing of caravans for four residential gypsy pitches with ancillary hardstanding, fences and dayrooms, in addition to the existing planning permission for three caravans and utility/dayroom. (Objection). Refused.

Lichfield DC.

- 211 Canal Cottage, Fradley Junction, Alrewas: Erection of double garage, storage shed and railings along front boundary. (No objection). Approved.

Hinckley & Bosworth BC.

- The Bungalow, Hydes Lane, Hinckley: Change of use of land to site 8 transit gypsy caravans and provision of 3 permanent gypsy pitches. (Objection). Permitted.

North West Leicestershire DC.

- Pump House, Quarry Lane, Snarestone: Repositioning of existing canal slipway and repositioning of railings to Snarestone Pumhouse. (Supported). Granted.

Philip G Sharpe
Planning Officer
IWALP163

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 16/9/10 & 14/10/10

Cannock Chase DC.

- Rugeley Town Centre Area Action Plan, Pre-Publication Draft: Disappointed that fundamental issues of location, retail impact and road access of the proposed Tesco site remain unresolved, but welcome recognition of the Trent & Mersey Canal's potential for environmental improvement. IWA supports proposals to renovate historic canalside buildings including the old steam mill, appropriate new development, enhanced canalside frontages, new public open space, pedestrianisation of Leathermill Lane canal bridge, improved towpath access and surfacing, improved moorings, signage and interpretation. Bank protection and landscaping is also needed and proposals for a small marina at Love Lane, water points and a sanitary station would further enhance canal facilities. Many of these improvements should be funded by the supermarket developer contributions to help mitigate other damaging impacts. There must also be an effective supermarket trolley security system to prevent dumping in the canal.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Draft Local Validation Checklist for Planning Applications: Includes requirement for Landscape Details for development adjacent to canals. No comment.

Lichfield DC.

- Fradley Park: Attended exhibition on updated proposals for a planning application for 750 houses on part of the old Fradley airfield site adjoining the Coventry Canal, in place of the previous Outline consent for industrial units. Returned feedback form indicating support for housing, subject to improved layout for the canal frontage, and opposition to alternative industrial plans.
- Kingfisher Holiday Park, Fradley Junction: Change of Use from agriculture to leisure providing tennis court and bowls green. Not consulted but seen on website. Near to canal. Bowling green acceptable but tennis court more intrusive, especially if high fencing added. [Email comment].

East Staffordshire BC.

- Housing Choice Draft SPD & Strategic Housing Market Assessment Conclusions: Consultations concerning Affordable Housing provision. No comment.
- Draft Validation Checklist for Planning Applications: Includes requirement for Conservation Area Impact Assessment for adjacent developments. No comment.

Nuneaton & Bedworth BC.

- Tuttle Hill. Nuneaton: Erection of 83 dwellings, garages, sewers and ancillary works (Amendment to previously approved layout). Not consulted, or on previous applications back to 2005. BW has objected to the new layout, and also propose a footbridge link over the canal to the towpath. The site is part of a massive deep quarry now being gradually landfilled. Housing on canalside is acceptable in principle although somewhat premature next to an active landfill site. The proposed 1.8m high screen fencing along the canal is unacceptable and previous layout preferred. Houses should face the canal amenity corridor not the landfill site, to the benefit of the canal, the residents and also the developers. Objection.

Leicestershire County Council.

- Minorca Colliery, Measham: Extraction of coal and fireclay by surface mine methods and restoration to agriculture, woodland and nature conservation. Amended plans and additional information, seen on website. UK Coal has confirmed its commitment to support the Ashby Canal restoration by provision of a larger winter storage lake, providing clay for puddling the canal and its transport to site, and up to £1,280,000 for construction of a section of completed canal.

Environment Agency.

Enjoying Water in the Midlands: Invitation to contribute to on-line consultation by Brighton University for EA Midlands Region about water-related recreation. Ivor Caplan to respond for IWA WM Region.

Decisions on Previous Applications:

Stafford BC.

- 15 Meadow Ridge, Stafford: Single storey front/side and first floor side extensions. (Objection). Permitted
- Bridge Cottage, Green Road, Weston: Alterations to porch and outbuilding. (No objection). Permitted.

South Staffordshire DC.

- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: Use of land for the stationing of caravans for four residential gypsy pitches with ancillary hardstanding, fences and dayrooms, in addition to the existing planning permission for three caravans and utility/dayroom. (Objection). Refused (previously reported) due to significant harm to Staffs & Worcs Canal Conservation Area and Green Belt.

Lichfield DC.

- Gardeners Cottage, Armitage Road, Armitage, Rugeley: Single and two storey extensions and alterations to form kitchen, utility, study, WC, bedrooms and en suite. Also Listed Building Consent application. (No objections). Approved.

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Outline application for a two screen cinema and a Pizzeria Restaurant. (No objection). Withdrawn.
- Lock House, Lichfield Road, Branston: Single storey rear extension. Replacement of a smaller extension. In Trent & Mersey Canal Conservation Area but not visible from canal. Not consulted, although would not have objected. Approved. (Apology received from planning officer about lack of consultation).

Philip G Sharpe
Planning Officer
IWALP164

Staffordshire County Council.

- The Dell, Enterprise Drive, Four Ashes: Construction and operation of an Energy Recovery Facility (ERF) to manage approx. 300,000 tonnes of waste per year, etc. Objected to previous application but approved. Amended design for incinerator slightly smaller with less prominent chimneys but still 40 metres high building and 80m chimneys. Concerned that visual impact on the Staffs & Worcs Canal and its Conservation Area has been underestimated. Mitigation measures should be reconsidered including reduced ground level with earth bunds and tree screening and also reinforcement of towpath hedges. Road safety concerns remain at Calf Heath Bridge and the canal wharf access. A smaller facility and the i54 site should be re-considered. / Also received copy of CPRE objections.

Stafford BC.

- Great Haywood Marina Services, Mill Lane, Great Haywood: Retention of marquee over canal arm for six months each calendar year (mid October to mid April). A previous application in 2007, on which IWA had not been consulted, was only recently refused, due to proximity to neighbours windows. Marquee now moved forward to avoid them. The site has been a boat hire base for over 30 years with the marquee an established use for essential undercover repainting work over the winter. Visually unobtrusive and does not detract from the Conservation Area or setting of Haywood Junction Bridge as a listed building and scheduled monument. Continuity of hire boating important for social and recreational benefits, and its income supports maintenance of the canals including historic structures. No objection and supported.

South Staffordshire DC.

- Land rear of Horden Park, Ball Lane, Coven Heath: Change of use to residential caravan site for six gypsy families, each with two caravans, including construction of access road and laying of hardstandings. Already developed before the planning application! On agricultural land adjacent to and visible from canal. Visually intrusive, diminishes setting of Staffs & Worcs Canal Conservation Area and inappropriate development in Green Belt. Objection, but if permitted should be conditional on dense planting of native trees and bushes to screen site from canal.

- Draft Equestrian Related Development Policy Advice Note: Consultation on criteria for 'horsiculture' developments to maintain the openness of Green Belt and Open Countryside. No comment necessary.

- Countrywide Homes, Walsall Road, Churchbridge: Residential development of 121 dwellings plus public open space and modified access; major development, approval of reserved matters; resubmission. Housing area reduced but still too close to the Washbrook which would block the Hatherton Canal restoration route. Should be further modified or rejected.

Cannock Chase DC.

- Land north east of Wolseley Road, between junction of Bower Lane and Brindley Bank Pumping Station, Rugeley: Residential development - erection of 74 houses and 6 flats (reserved matters); also Earthworks on site to enable construction of roads, sewers and access (2 applications). No written comment but discussions with planning officer about removal from draft S106 agreement of funding for improvements to footpath from Wolseley Road to Brindley Bank Aqueduct; apparently agreed by PI Inspector. Plans amended to reposition flats away from pumping station. Both applications since approved.

- Power Station Road, Rugeley: New (Tesco) superstore, single unit for food and drink uses, café bar, petrol station and car wash, associated car parking, landscaping, servicing and access (Amended description and plans). Minor changes include replacement of 4 retail units by a single food & drink unit, removal of the pointless roundabout from Love Lane and addition of a bat house! Objections as before. Need for another supermarket accepted but inappropriate location with road access problems and would unbalance the town centre and damage existing shops. Transport Assessment ignores flooding problems on Power Station Road and congestion issues on Anson Street and Station Road. If consented there should be developer funding to improve the canal environment including towpath surfacing, disabled access, mooring improvements and a heritage rebuild of Leathermill Lane canal bridge parapets in conjunction with its pedestrianisation. Should be conditional on £1 coin operated supermarket trolleys to discourage them being dumped in the canal. / Detailed information from BW on requested developer contributions for canal improvements. Commented and asked for their support over bridge rebuild and trolleys.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Tesco Stores Ltd., Silver Street, Brownhills: Comprehensive redevelopment to provide new Tesco foodstore, shop units, new access arrangements and car parking, space for a future market square, public realm and landscaping following demolition of existing Tesco store and Ravenscourt Shopping Precinct. Amended plans show relocated entrance and changes to car park but no change to canal frontage. Previous fundamental objections about lost opportunities for canal focussed development remain. No further comment. Since approved (press report).

- Aldridge House, Westgate, Aldridge: Retention of two storey modular offices, single storey workshop and associated site landscaping. No objection.

- Former Bridgewater P.H., Stoney Lane, Little Bloxwich, Walsall: Time extension to planning approval for erection of 18 dwellings and associated access and car parking. Houses with gardens adjacent to canal with post & rail fencing are acceptable, but visitor car parking should be set back from canal edge with landscaping.

- 122 Pelsall Road, Brownhills: Time extension (on 2007 planning consent) for the erection of a 3 bedroom detached dwelling and 2 car garage block detached. No objection previously so no objection to time extension.

- Castings PLC, Gatehouse Trading Estate, Lichfield Road, Brownhills: New warehouse and car park with associated internal service roads and landscaping. Derelict factory area opposite existing Castings site adjoining Anglesey Branch Canal. Warehouse prominent on elevated ground but set back from canal behind car park and balancing pond. No objection.

- Black Country Joint Core Strategy, Inspectors Report: Plan judged 'sound' with few extra changes. Makes positive comments about canalside housing. Finds it unnecessary to refer to Hatherton Canal, wrongly saying that is part of Cannock Extension Canal SAC ! No reference to IWA representations for inclusion of reference to Lichfield and Lapal canal restorations or to WMMACP request for reference to moorings. No change to negative remarks on potential for canalside freight transport. Emailed Chair of Core Strategy Steering Group about factual inaccuracy and retention of Hatherton Canal reference.

Lichfield DC.

- Former Rugeley Power Station, Armitage Road, Rugeley: Proposed development of 131 residential dwellings, etc. (Phase 3) & Proposed development of 210 residential dwellings, etc. (Phases 4 & 5). 2 Reserved Matters applications. Objection to proximity and height of 2½ and 3 storey terraced housing adjacent to canal towpath opposite the Ash Tree pub. Should be reduced to 2 storey and set back behind larger gardens or landscaped public open space. Should be direct pedestrian and cycle access from open space to towpath, with funding to upgrade and maintain it. The main road access should be from the existing roundabout on the bypass, with amended internal road layout.

- Fradley Park: Received Newsletter with exhibition feedback including comments on canal frontage, with open space and properties facing canal. Masterplan being amended and Outline application prepared.

- The Boathouse, 24-28 Lichfield Street, Fazeley: Conversion of existing building and erection of new buildings to form 12 assisted living apartments, 7 bed transitional care home and training flat and associated works. Previously approved plans for apartments not implemented. Site now cleared apart from The Boathouse which is derelict. Objections: Previous plans retained irregular openings including arched-top windows but now propose monotonous rectangular windows and rendered walls which would destroy its historic character and harm the setting of listed Junction House and Junction Bridge 77. Design of new build apartments acceptable but protrude beyond agreed building line restricting visibility for boats rounding the junction. Proposed metal and glass/acrylic fencing along canal edge should be replaced by more traditional wooden fence or iron railings.

East Staffordshire BC.

- Land off Tatenhill Lane, Branston: Outline application for the erection of 33 dwellings including demolition of 54 Tatenhill Lane to facilitate a new access. Field between existing houses and Branston Water Park adjoining Trent & Mersey Canal. Object in principle to loss of canalside rural open space affecting its attractiveness as a well used temporary moorings location on the edge of Burton on Trent. Cumulative urbanisation effect with the Rugby Club development on the other side of the canal would be a significant loss of amenity.

- Derby Road Masterplan consultation: Concept options for improvements to and developments along the Derby Road corridor in Burton on Trent, including part of the Trent & Mersey Canal at Stretton. Heavy traffic on Derby road where adjacent to the canal is very intrusive and the woodland screen and towpath hedge should be maintained and strengthened to help limit the noise. The suggested opening up of the canal to view from the road is misguided and unacceptable. The towpath from the Derby Road bridge to the Pirelli site could provide a more pleasant route for pedestrians and cyclists if upgraded and access ramps provided. Several alternative development proposals for the Pirelli site all require high quality design fronting the canal, but housing or offices would be more likely to achieve this than industrial development.

Tamworth BC.

- The Park Inn PH, Kettlebrook Road, Tamworth: Erection of 11 dwellings together with landscaping and car parking (outline application). More recently The Barge & Barrel pub, now demolished, close to Tamworth Cruising Club. Houses of attractive design facing the canal behind landscaped open space, although parking provision is insufficient and layout could be improved. No objection but requested further consultation on details of landscaping.

Hinckley & Bosworth BC.

- Plot E Maple Drive, Hinckley: Erection of a single storey 'drive-through' restaurant including details of parking, hard landscaping and external amenity area. Almost opposite Trinity Marina. Brash American-style KFC take-away visually intrusive, with constant noise from vehicles particularly disturbing to moored boats late at night, and generating large quantities of litter in the canal and hedgerow. Objection, but if permitted should be conditional on reinforced towpath hedge planting with secure noise-reduction fencing to rear and the outside seating area relocated away from the canal.

- Land bounded by Ashby Canal, railway line, Bridge Street (& Sketchley Brook), Burbage, Hinckley: Mixed use development of up to 375 dwellings, employment, local centre, etc. and associated open space, etc. (Outline - access only). Additional information. Nothing needing further comment. Noted that BW shares our concerns about the canal footbridge proposal.

Department of Energy & Climate Change.

- Consultation on revised draft energy National Policy Statements: Changes include a preference for water borne transport for fuel and residues in the Revised draft NPS for Fossil Fuel Electricity Generating Infrastructure (EN-2). No comment.

Decisions on Previous Applications:

Lichfield DC.

- Kingfisher Holiday Park, Fradley Junction: Change of Use from agriculture to leisure providing tennis court and bowls green. (Objection). Approved, subject to landscaping and no additional fencing, and use limited to site residents to avoid extra vehicle traffic on towpath.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 9/11/10 & 9/12/10

Staffordshire County Council.

- Leathermill Lane Rugeley, Prohibition of Driving Order: Draft order to close Leathermill Lane canal bridge to road traffic, and revoking 1971 Order limiting traffic to access only. Exemptions for statutory undertakers, emergency services and EA, but not BW. Dependant on Tesco supermarket application . Not consulted. No objection.
- Staffordshire Local Transport Plan 2011-2026, consultation: Supports conservation of canals and maximising opportunities for leisure, recreation, regeneration and viable freight transport. Supports improvement of towpaths for walking and cycling and their integration with public rights of way network. Some amendments to Rights Of Way Improvement Plan we previously suggested have been made. No comments.

Stafford BC.

- Knights BMW, Radford Bank, Stafford: Discharge of conditions on consents for extension to showroom & vehicle preparation building, extended vehicle parking, etc. 2 applications. Conditions require additional hedge and tree planting on canal boundary to protect canal Conservation Area. Landscape plan shows extended Cotoneaster hedge alongside narrow section of towpath which gives an attractive and effective screen, but new hedge away from towpath should be traditional hawthorn etc. Existing chain link fencing with barbed wire is intrusive and any extension should be behind the hedge for screening. Unauthorised portacabins should be removed. Car park extension work started prematurely. Photos supplied.

South Staffordshire DC.

- Local Development Framework Newsletter, November 2010: Information on Government changes to the planning system and future consultation timetable for final draft Core Strategy.

Walsall MBC.

Note: All consultations by email and 'no objection' responses submitted online.

- Black Country Joint Core Strategy, Inspectors Report: Response from Senior Planner acknowledging error in report and confirming there will be no alteration to the text supporting the Hatherton Canal restoration.
- Land at the corner of Vigo Place and Brickyard Road, Aldridge: Siting of four portacabins, the erection of a temporary scaffold structure and addition of floodlighting. Not canalside. No objection.
- Land rear of 235 Watling Street, Brownhills: Demolition of the existing derelict buildings including the removal of 2 freight railway carriages, the erection of new security fencing to the perimeter of the land and retention of the new buildings for agricultural purposes. Below the level of the canal and an improvement from its former derelict state. No objection.
- West Bromwich Albion FC Training Ground, Birmingham Road, Walsall: Proposed training ground facilities including extension to existing pavilion, indoor pitch, floodlit artificial pitch, etc. Amendments to pavilion plans. No objection.
- Rear of Linley Lodge Works Industrial Estate, Westgate, Aldridge: Erection of new industrial units. Includes retention and enhancement of tree planting screen between new unit and canal. No objection.

Lichfield DC.

- Land adjacent Armitage Lodge, Rugeley Road, Armitage: Change of use of land from agriculture to equine use. Adjacent to long-term boat moorings. Grazing horses little different from cattle so no objection. Part of narrow Green Belt gap between Rugeley and Armitage so consent should remove development rights to prevent future escalation to stabling then housing.
- Balancing Pond at Gorse Lane, Fradley: Extension of time limit for provision of a landscaped balancing pond. No objection.
- Land at Fradley Park, Halifax Avenue / Wood End Lane, Fradley: Mixed use development (Phase 4) comprising warehousing / manufacturing units with ancillary offices, medical care centre, nursery and office park and all associated works. Approval of Reserved Matters from 1996 consent. No objection to medical centre, nursery or office park but object to the 2 massive warehouse units near the canal which are too large to be concealed by the proposed landscape mounding and planting. Smaller units or a housing development would be preferable here as now being proposed by the developers with local support, so this application is unnecessary and anomalous.
- Land at Fradley Park, Halifax Avenue: Demolition of existing buildings and redevelopment of the site to provide up to 750 new homes, primary school, health centre, nursery, public house, public and private open space, car and cycle parking together with landscaping and associated servicing (all matters reserved except points of access). Housing supported in principle as being less intrusive than industrial units and integrating better with canal amenity corridor. Masterplan shows canalside amenity space, retained woodland, a play area and a footpath/cycleway within a landscaped corridor along the canal frontage. However, road layout and alignment on a rigid grid pattern is inappropriate and houses should face the canal across open space with views to the countryside beyond. There should be an additional access and road realignment to improve integration with the existing settlements. The current Core Strategy consultation designates the site for housing and recognises importance of canal frontage, requiring lower density development fronting canal and towpath improvements. Layout and access should be redesigned before Outline consent.

North Warwickshire BC.

- Marston Farm Hotel, Dog Lane, Bodymoor Heath: Removal of condition of temporary consent requiring marquee structure to be removed by 1/1/2011. Not consulted but no objection.

Decisions on Previous Applications:

East Staffordshire BC.

- Barton Marina, Barton Turn: Retention of one non-illuminated hoarding sign. Large direction sign facing canal. Retrospective application. Not consulted. Refused, due to visual clutter in rural location and adjacent Conservation Area.

Hinckley & Bosworth BC.

- Plot E Maple Drive, Hinckley: Erection of a single storey 'drive-through' restaurant including details of parking, hard landscaping and external amenity area. (Objection). Permitted, but plans amended to include extra planting and screen fencing between outdoor seating area and canal boundary; also opening hours limited to 11pm.

Philip G Sharpe
Planning Officer
IWALP166