

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 8/12/2011 & 10/1/2012

South Staffordshire DC.

- South Staffordshire College, Rodbaston Campus, Farm Drive, Rodbaston: Proposed new rural enterprise academy and part refurbishment of the existing Sanders Hall. About 1 km from S&W Canal and screened by trees. Not consulted. No comment.

Walsall MBC.

- Humphries House, Lindon Drive, Brownhills: Proposed installation of 3 banks of solar panels and associated safety guarding to existing flat roof over existing boiler room. No objection. [On-line response].

Lichfield DC.

- Hanger 5, Fradley Airfield, Wood Lane, Fradley: Alterations and extensions to existing industrial unit to form a water bottling plant facility and associated works. About ½ km from T&M Canal and screened by woodland. No objection. [Email response].

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Erection of a two screen cinema and a pizzeria restaurant including ancillary managers flat. At corner of marina. Changed design from previous applications. No objection. [Email response].

Decisions on Previous Applications:

Stafford BC.

- Burston Hall, Burston Lane, Burston: Internal and external alterations to hall and change of use of outbuildings to ancillary accommodation and erection of summerhouse and garden store building. (No comment). Permitted.

Philip G Sharpe
Planning Officer
IWALP177

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 10/1/2012 & 9/2/2012

Staffordshire County Council.

- Staffordshire and Stoke-on-Trent Joint Waste Core Strategy, Submission Draft: Our representation on use of canal dredgings as soil material, not aggregate, has been accepted as a factual correction and is proposed as a minor amendment. Confirmed that content with action taken and no need to attend the Examination hearing. / Notice of Submission and appointment of Examination Inspector.

Cannock Chase DC.

- Former abattoir, Love Lane, Rugeley: Residential development, erection of two detached three storey 3 bed dwellings. Acceptable in principle but inappropriate modern design and inaccurate plans not showing level differences across Love Lane. Objections from conservation and highways consultees and from BW. Application Withdrawn.

Lichfield DC.

- Curborough Sewage Treatment Works, Watery Lane, Curborough, Lichfield: Erection of a single wind turbine, etc. Amendment to previous refused application with overall height reduced from 126 to 74 metres. Approx 600 metres south of Trent & Mersey Canal at Wood End, so visible from canal but probably not unduly intrusive. Not consulted. No comment.

- Outbuildings adjacent to Cranfield House, Church Road, Alrewas: Conversion and extension of existing outbuilding to form a 3 bedroom dwelling with a detached garage and store. Partly screened by towpath hedge and trees. No objection.

- Land previously known as The Swan, Burton Road, Whittington: Residential development of 9 dwellings comprising 2, 3 and 4 bedroom units and associated works. 3 large detached houses with rear gardens to canal and canalside trees retained. No objection.

East Staffordshire BC.

- Dallow Bridge, Burton on Trent: Demolition of store and office buildings to facilitate the erection of 40 affordable homes to include 20 apartments and 20 dwellings, vehicular access and soft and hard landscaping works. Amended plans from previously approved Outline scheme (No objections). Should reinstate previously planned small canalside amenity space with pedestrian access. Otherwise, no objection.

- Land at former Computer Centre, Shobnall Road, Burton on Trent: Vary the time limit condition relating to Outline planning permission in 2009 to develop land for residential purposes. No objection, subject to further consultation on detailed plans. [Email response].

- Land to the east of Efflinch Lane and north of Mill Lane, Barton under Needwood: Outline application to develop land by the erection of up to 130 dwellings with associated open space comprising parkland, mounding, open water and allotments, including details of means of access. Housing area away from canal and shielded by hedges. Fields between houses and canal

to become public open space meadowland, but with 3 to 4 metre high earth mounds along the canal frontage which would physically isolate the amenity space from the canal and block existing open countryside views. Noise reduction from A38 minimal and better achieved by mounding adjacent to the houses or off-site acoustic fencing alongside the road. Design statement and visual impact assessment both fail to acknowledge Conservation Area status of canal and erroneously claim there is no view of the site from the canal; photographs submitted that disprove this. Objection. / Correspondence with the agent's consultant planner concerning misleading photo and reports, and the possibility of changes to the landscaping plans. - Lorlec Ltd., Horninglow Road North, Burton on Trent: Erection of an 18 metre high mobile phone mast together with associated equipment cabinets and 1.8 metre high palisade fencing. Between canal and elevated A38 on derelict land. Within Conservation Area but open latticework design and not unduly intrusive. No objection. [Email response].

Nuneaton & Bedworth BC.

- Tuttle Hill. Nuneaton: Erection of 32 dwellings (amendment to previously approved layout). Two storey brick housing facing canal across access roads on this part of the site. No objection. [Email response].

Hinckley & Bosworth BC.

- Changes to Consultee Access system: Responded to requests to re-register and to report problems with the system.
- Sedgemere, Station Road, Market Bosworth: Demolition of existing bungalow and associated outbuildings and erection of 57 dwellings and associated works, conversion of engine shed into visitor centre and formation of 10 allotments and an ecological mitigation area. 6 large detached houses within woodland area adjacent to existing pond would be mostly well screened from canal and acceptable in principle, although reservations about proximity of plot one to the canal. However, large scale development of open land alongside the canal is wholly inappropriate, intrusive into countryside and damaging to rural environment of Ashby Canal and its Conservation Area. If new housing is needed in Market Bosworth on this scale it would be better sited nearer the centre of the village. Engine shed conversion should be funded by other means. [Online response].

Decisions on Previous Applications:

Lichfield DC.

- Hanger 5, Fradley Airfield, Wood Lane, Fradley: Alterations and extensions to existing industrial unit to form a water bottling plant facility and associated works. (No objection). Permitted.

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Erection of a two screen cinema and a pizzeria restaurant including ancillary managers flat. (No objection). Withdrawn.

Hinckley & Bosworth BC.

- Land bounded by Ashby Canal, railway line and Bridge Street, incorporating the former Johnsons factory, Burbage, Hinckley: Approval of Reserved Matters for primary physical and green infrastructure details including the Sketchley Brook corridor, access road, structural landscape, open space and remodelling of the lake. (No objection). Permitted. Clarification given that canal footbridge is a HBBC matter to be financed by agreed S106 funding, if desired. Objections by EA to public access to canalside park due to flash flooding susceptibility is utter nonsense, but overcome by agreeing to warning signs and rescue apparatus !

Philip G Sharpe
Planning Officer
IWALP178

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/2/2012 & 13/3/2012

South Staffordshire DC.

- 30 Kings Road, Calf Heath: Erection of 1 dwellinghouse with associated works; Outline, layout and access. In garden of Hatherton House at Hatherton Junction. No objection, subject to detailed design. [Online response].
- Redrow Homes, Walsall Road, Churchbridge: Re-plan of 95 dwellings and associated infrastructure within the previously approved larger development. Includes slight incursion into open space. Checked with L&HCRT that no impact on protected route for reinstatement of Hatherton Canal and consequential diversion of Washbrook. No objection. [Online response].
- Hordern Lodge, Ball Lane, Coven Heath: Retention of access road. Not in itself conspicuous, but clearly intended to enable continued use as a gypsy caravan site, which has already been refused due to visual harm to canal and Green Belt. [Online response].

Walsall MBC.

- Vacant Land, Maybrook Industrial Estate, Maybrook Road, Brownhills: Enclosure of northern stock yard. Canal environment is already damaged by large factory allowed too close to canal. Extension is set back so no additional impact, but should be conditional on additional screen planting. Canalside litter from employees unofficial seating should be cleaned up and a proper managed amenity area provided.

- Goscote Lane Regeneration Corridor incorporating sites off Goscote Lane, Shakespeare Crescent, Goscote Lodge Crescent and Dolphin Close: Hybrid application for approximately 700 dwellings on 5 sites with open space including linear parks, community parks, village green, an ecological buffer zone and a pedestrian footbridge over canal linking to Swannies Field. Site A, the formerly notorious Shakespeare Crescent area; new houses are shown facing canal across block-paved access lane with canalside landscaping and with open spaces; welcomed. Site C, a small canalside site at Slacky Lane is acceptable in principle but should be linked to measures to address traffic noise issues at the canal bridge. Site J is mostly existing public open space and Green Belt which should be retained, especially the area near the canal. Swapping it for new open space on Site B replacing former housing area, away from the canal, is contrary to national and local Green Belt policies; Objection. Proposed village green and canal footbridge in Site J should be moved a short way onto the corner of Site A where ground levels are more appropriate and bridge approach ramps would be less intrusive.
- York's Bridge, Norton Road, Pelsall: Proposed replacement canal bridge. Comments to Principal Engineer on plans previously received. Accept that retention of existing 1866 bridge not practicable. Design of new bridge is attractive except for the 'concrete canyon' towpath access. A more user-friendly level access could be provided on the other side of the road. / Response that other options now being evaluated.

Lichfield DC.

- Animal Crackers Nursery, Sandyhill Farm Cottages, Fradley Junction: Retention of play structure. (No objection). Notice of Appeal against refusal. No further comment.
- The Ash Tree Inn, Armitage Road, Armitage, Rugeley: Installation of a rope and timber bandstand, 2 gazebos, a pergola and relocation of existing play equipment. One of the smaller gazebos is only 1 metre from the canal which is too close. The location of the 'bandstand' would require felling of a large and attractive yew tree for no good reason. The 'pergola' is an ugly shed-like structure inappropriately located between the pub and the canal. Relocation of the play area to the edge of the site would reduce supervision and safety. Objection.
- Land at Darnford Park, Tamworth Road, Lichfield: Diversion of foul sewer and construction of temporary car park. Essential enabling works for future construction of Lichfield Canal diversion with staircase locks between A51 and A38 crossings. To be integrated with improvement work to Darnford Park to save costs and future disruption. Fully supported.

East Staffordshire BC.

- Sustainability Appraisal Scoping Report: Consultation. No comment necessary.
- Waste Storage & Collection Guidance for New Developments: Consultation. No comment.

Tamworth BC.

- Land adjacent Dunstall Lane/Meadow Road, Bitterscote, Tamworth: Extension of time limit on planning permission to form new access road from traffic island at head of Meadow Road/Ventura Park to new development site and for forming accesses to Dunstall Cottage and further development site. Would provide access to enable linear extension of industrial area between B&F Canal and River Trent, which would be visually very intrusive. Objection to renewal. [Online response].

North Warwickshire BC.

- Site Allocations Development Plan Document: Invitation to suggest extra development sites. No comment.

Nuneaton & Bedworth BC.

- Triton Road, Nuneaton: Residential development of up to 40 houses (outline with all matters reserved). No objection in principle and welcome canalside public open space and landscaping. But indicated housing layout adjoining canal is poor. Suggest houses facing canal across the open space would benefit canal and property values. [Online response].

Hinckley & Bosworth BC.

- Unit F, Maple Drive, Hinckley: Variation of condition of planning permission to allow the development to be carried out in accordance with alternative plans. Minor change. No objection. [Online response].
- Unit C, Maple Drive, Hinckley: Erection of 2 industrial buildings. Replaces previously approved office building. Still 30 metres from canal and building design acceptable, but industrial use may create more noise disturbance and should be conditional on no outside storage and approved landscaping scheme including strengthened towpath hedge. Suggested relocation and delayed implementation of canalside 'pocket park' not acceptable without production of and consultation on revised landscaping plan. [Online response]. / Amended plans showing design changes and continuous towpath hedge but no change to previous comments. [Online response].
- Spinney Bank Farm, Higham Lane, Stoke Golding: Change of use to farm shop (retrospective). Provides a facility for canal users. Small building, set back from canal. Includes a gated access from towpath through gap in hedge. Acceptable, subject to completion of previous conditioned towpath hedge screen reinforcement, modest signage, and prior agreement of BW. [Online response].

Decisions on Previous Applications:

Lichfield DC.

- Outbuildings adjacent to Cranfield House, Church Road, Alrewas: Conversion and extension of existing outbuilding to form a 3 bedroom dwelling with a detached garage and store. (No objection). Withdrawn.
- Curborough Sewage Treatment Works, Watery Lane, Curborough, Lichfield: Erection of a single wind turbine, etc (74 metres height). Refused.

- Land previously known as The Swan, Burton Road, Whittington: Residential development of 9 dwellings comprising 2, 3 and 4 bedroom units and associated works. (No objection). Permitted.

East Staffordshire BC.

- Lorlec Ltd., Horninglow Road North, Burton on Trent: Erection of an 18 metre high mobile phone mast together with associated equipment cabinets and 1.8 metre high palisade fencing. (No objection). Withdrawn.

Hinckley & Bosworth BC.

- Land adjacent to Greyhound Stadium, Nutts Lane, Hinckley: Erection of 84 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and other ancillary works. (Objection). Refused due to pedestrian safety across narrow canal bridge with no proper footway.

- Sedgemere, Station Road, Market Bosworth: Demolition of existing bungalow and associated outbuildings and erection of 57 dwellings and associated works, conversion of engine shed into visitor centre and formation of 10 allotments and an ecological mitigation area. (Objection). Withdrawn, for an ecological survey.

Philip G Sharpe
Planning Officer
IWALP179

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 13/3/2012 & 12/4/2012

Staffordshire County Council.

- Newbold Quarry, Bardon Aggregates, Lichfield Road, Barton under Needwood: 160 hectare extension to the existing Newbold Quarry to extract 13.5 million tonnes of sand and gravel with restoration to agriculture, woodland and water based recreation and nature conservation. Adjacent to Trent & Mersey Canal just north of Barton Turn. 13 years working life with Phase 2 near canal in years 2-5. Objections include loss of attractive countryside and agricultural land, inappropriate after-use mostly as lakes in an area already over-supplied with water areas from previous quarrying, cumulative destruction of Trent valley landscapes, disincentive to use of recycled construction waste aggregates. Status of canal as Conservation Area and of Bridge 37 as Listed Building is ignored. No acknowledgment of the recreation and tourism value of the canal. Earth bunds are shown to protect views from Station Road and A38 slip road but not from the canal. Should be refused, but if permitted should be conditional on a landscaped screening bund adjacent to the canal and restoration of the land to largely agricultural use.

Stafford BC.

- 4 Canal Cottages, Meadow Lane, Little Haywood: 2 storey 'in-line' extension and demolition and replacement of conservatory. Within Conservation Area. Formerly a terrace of 4 small cottages now combined into 2 houses. Frontage already extended in matching style and further extension acceptable if windows and brickwork are again carefully matched. Replacement conservatory to rear acceptable but new porch on end wall should be smaller to match existing porch.

- Draft Supplementary Planning Document - Urban Design: Consultation. Useful reference document. No comment necessary.

- Draft SPD - Re-use of Rural Buildings: Consultation. Useful reference document. No comment necessary.

- Draft SPD - Shopfronts & Advertisements: Consultation. No comment necessary.

South Staffordshire DC.

- Local Plan, Strategic Housing Land Availability Assessment and Site Allocations DPD, Call for Sites: Invitation to propose additional housing, employment or other land use sites. No response necessary.

- Core Strategy Public Examination Post-Hearing Proposed Modifications: A limited consultation on the late stage modifications only. Previously agreed change to Canals policy is confirmed. Objections to modifications that: allow 'sensitive' consideration of developments within Open Countryside; allow 'modest' extensions to employment sites into the Green Belt, especially at Four Ashes; prioritise housing development in the Open Countryside above Previously Developed Land; propose taking land out of the Green Belt now in order to avoid a possible need for doing it later (!); retain the so-called 'safeguarded' status of land removed from the Green Belt even if not needed in the current plan period; retain the threat of a large Regional Logistics Site on Green Belt land even though the Regional Spatial Strategy that proposed it is being abolished. Also, the restriction on a maximum of four 'large scale' wind turbines should be defined by size, and 30 metres overall height suggested.

- Gailey Wharf, Watling Street, Gailey: Removal of numerous temporary buildings, proposed additional moorings, new facilities building, workshop, wetdock, associated parking, improved road access & improved landscaping. Application by GJP Marina Developments for J D Boat Services. The moorings are 66 end-on pontoon berths, made by widening the canal to create a lay-by on the offside. 26 are for the existing hire fleet and shared ownership boats, currently partly stored on land out of season, with 40 new private berths, partly replacing local linear moorings. No residential boats allowed. The new buildings use traditional brick and tile construction with round headed windows and will enhance the Conservation Area. Recreational use is appropriate in the Green Belt and preserves its 'openness'. It will improve facilities for canal users and contribute financially to the maintenance of the canal and the local economy. Fully supported.

Cannock Chase DC.

- 60 Albany Drive, Rugeley: single storey rear extension. No objection. [Email response].

Walsall MBC.

- 10 Greenslade Road, Walsall: Two storey front and side extension and loft conversion. Daw End Canal to rear. No objection. [Online response].
- Goscote Lane Regeneration Corridor etc: Hybrid application for approximately 700 dwellings on 5 sites with open space, footbridge over canal, etc. (Objection). Notified that deferred for wider consultation, and invitation from Senior Regeneration Officer to discuss details at a site meeting. Arranged for 17/4/12.
- Black Country Draft Joint Local Validation Checklist: A guide to documents and information required to be submitted with planning applications. Noted that Walsall require a Proposed Landscaping Scheme for sites adjacent to canals. No comment necessary.
- 364 Bloxwich Road, Walsall: Single storey side extension to replace existing, new rear conservatory to replace existing, and loft conversion with two roof lights on rear roof. No objection. [Online response].

Lichfield DC.

- Land south side of Watling Street, Muckley Corner, Lichfield: Change of use of agricultural land to caravan site for residential occupation by traveller family with associated works (utility buildings, septic tanks, hard standing). Land already levelled without authorisation including demolition of canal embankment leading to Lichfield Canal aqueduct over M6Toll. Embankment needs to be raised to access aqueduct with wider footprint on the area designated as proposed landscaping. Applicant should be required to reinstate the removed embankment material. Residential use is inappropriate in Green Belt; site prominently visible from A5, and very special circumstances are required but not proven. Strong objection, in conjunction with LHCRT.

East Staffordshire BC.

- Former J B Kind premises, Shobnall Street, Burton on Trent: Substitution of house types on various plots. No objection.

North Warwickshire BC.

- 30 Grendon Road, Polesworth: Demolish existing dwelling and outhouses and build two new detached dwellings with related parking/turning areas. Existing 'Ivydene' is an old roadside terraced house in a large garden adjoining the towpath. New houses set back slightly closer to the canal but design and layout acceptable. No objection. [Online comment].

Nuneaton & Bedworth BC.

- Tuttle Hill, Nuneaton: Remove conditions of previous consents relating to provision of a cycle route and bus route. Doesn't affect canal so no formal objection, but considered short sighted to reduce connectivity between housing and industrial estate. [Email response].

Hinckley & Bosworth BC.

- 5 Wharf Yard, Coventry Road, Hinckley: Dental laboratory and clinic with two office units and nine apartments with vehicular access and parking; also Conservation Area Consent for Part demolition of existing buildings to facilitate the development. Amended plans reduce planting and landscaping areas to provide more parking. Supported previous plans but object to these amendments.

Department for Communities & Local Government.

- National Planning Policy Framework: The final version has been published and implemented. Following widespread criticism of the consultation draft significant changes have been made. Whilst some concerns remain, the major criticisms have been answered by: removing the presumption of 'yes' to development; providing a definition of 'sustainable development'; encouraging the re-use of brownfield land; recognising the value of the unprotected countryside; reinstating windfall allowances in housing allocations; giving weight to policies in emerging development plans; allowing a 12 month period for Local Plans to be completed or amended.

Decisions on Previous Applications:

Lichfield DC.

- The Ash Tree Inn, Armitage Road, Armitage, Rugeley: Installation of a rope and timber bandstand, 2 gazebos, a pergola and relocation of existing play equipment. (Objection). Amended plans with the gazebo too close to the canal relocated as we requested. Large evergreen tree still to be felled but new native tree to be planted. Unattractive shed structure slightly reduced in size. Permitted.
- 29 Rookery Close, Handsacre, Rugeley: Two storey side extension to provide bedroom with open ground floor car port. Extension only 20 centimetres from canal edge. (Objection). Refused: incongruous, out of scale and overly prominent to the detriment of the Trent & Mersey Canal Conservation Area. Appeal under the householder fast track appeal system using only original documents and comments; no more comments will be accepted.

Tamworth BC.

- The Anchor Inn, Glascote Road, Glascote, Tamworth: Demolition of existing public house with outbuildings. Construction of new convenience store with additional unit, associated access, parking and manoeuvring areas, landscaping and boundary treatments, services and bin storage areas. (Not consulted). Refused.

North Warwickshire BC.

- Land opposite 41 & 43 Richmond Road, Atherstone: Outline for demolition of a garage and construction of 2 one bed apartments. Offside of Coventry Canal between factories south of Coleshill Road. (Not consulted). Refused.

Hinckley & Bosworth BC.

- Unit F, Maple Drive, Hinckley: Variation of condition of planning permission to allow the development to be carried out in accordance with alternative plans. (No objection). Permitted.
- Spinney Bank Farm, Higham Lane, Stoke Golding: Change of use to farm shop (retrospective). (No objection). Permitted, subject to details of towpath access.

Philip G Sharpe
Planning Officer
IWALP180

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/4/2012 & 10/5/2012

Staffordshire County Council.

- Staffordshire Local Transport Plan 2011, Strategy Plan: Objection to policy "Supporting a limit on the levels of boat traffic using the Cannock Extension Canal". Following our and BW's objections a year ago, Natural England have now agreed to this specific wording being removed from the policy, which now just covers more generally the maintenance, protection and monitoring of nature conservation sites.

Stafford BC.

- 4 Canal Cottages, Meadow Lane, Little Haywood: 2 storey 'in-line' extension and demolition and replacement of conservatory. Conservation Officer's comments support IWA suggestion of smaller porch canopy on end wall and amended plans submitted.

South Staffordshire DC.

- Otherton Boat Haven: Proposed application for dry dock. Site meeting with Philip Dorrington to discuss location and design and offer advice on presenting a supporting case for the application.
- Applications for Wombourne and Pendeford and decision notice for Pendeford forwarded to Birmingham Branch.

Walsall MBC.

- Goscote Lane Regeneration Corridor, etc: Hybrid application for approximately 700 dwellings on 5 sites with open space, footbridge over canal, etc. Meeting with Senior Regeneration Officer and Walsall Housing Group to discuss our objections. / Email received via HO from Residents Campaign Committee about our objection and response sent.
- Park Hall Junior Academy, Park Hall Road, Walsall: Extension to school in 3 phases and extension of playground area. No objection. [Online response].
- 10 Greenslade Road, Walsall: Two storey front, side and rear extensions and loft conversion. Amended plans. Daw End Canal to rear. No objection. [Online response].

Lichfield DC.

- Land south side of Watling Street, Muckley Corner, Lichfield: Change of use of agricultural land to caravan site for residential occupation by traveller family with associated works (utility buildings, septic tanks, hard standing). Amended site boundary plan including the Lichfield Canal land and additional document. No change to previous objections but development plan policies supporting the canal restoration emphasised.
- The Haven, School Lane, Hopwas: Single storey side extension to form garage, kitchen, utility, study and boundary wall. No objection. [Email response].

Nuneaton & Bedworth BC.

- Former Boot Inn PH, Bull Ring, Nuneaton: Convert existing public house to 6 apartments and erect 4 new dwellings. Regret loss of canalside pub, but conversion and design of new housing acceptable. No objection.

British Waterways.

- BW/IWA Joint Planning Workshop: Attended meeting at Fazeley with BW Strategic Planning Manager and Area Planners for West & East Midlands, with IWA Planning Officers for Birmingham, Stoke, Shrewsbury, Warwickshire and WM Region. Detailed presentation from BW on objectives and arrangements, wide-ranging discussion, and exchange of information on relations with local authorities. Useful contacts for future co-operation on planning matters.

Decisions on Previous Applications:

South Staffordshire DC.

- 30 Kings Road, Calf Heath: Erection of 1 dwellinghouse with associated works; Outline, layout and access. (No objection). Refused.

Walsall MBC.

- Land at the rear of Lindley Lodge Industrial Estate, Westgate, Aldridge: Erection of new warehousing units (B8) and associated external storage, parking and access road. (Objection). Granted, subject to landscape screening of canal boundary and limit on external storage containers to two high.

Lichfield DC.

- Land at Darnford Park, Tamworth Road, Lichfield: Diversion of foul sewer and construction of temporary car park. LHCR application. (Supported). Permitted.

Hinckley & Bosworth BC.

- Unit C, Maple Drive, Hinckley: Erection of 2 industrial buildings. Late alteration to landscaping plans shows some bunding and additional screen planting along canal boundary. (Objection). Permitted, with conditions on protection of towpath hedge, additional landscaping and no outside storage, as requested.

- 5 Wharf Yard, Coventry Road, Hinckley: Dental laboratory and clinic with two office units and nine apartments with vehicular access and parking; also Conservation Area Consent for Part demolition of existing buildings to facilitate the development. (Objection to amendment). Granted.

Philip G Sharpe
Planning Officer
IWALP181

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 10/5/2012 & 6/6/2012

Stafford BC.

- The Plan for Stafford Borough, Strategic Policy Choices: Consultation on overall principles of the size and distribution of housing and employment provision. No details of policies or site locations and nothing directly relevant to canals. Contacted Stoke & Shrewsbury Branches for confirmation but no comment considered necessary.

Cannock Chase DC.

- Former Bradbury & Brown garage, Armitage Road, Brereton, Rugeley: Further enquiry about continuing untidy and unattractive appearance of site from T&M Canal and Conservation Area after improvements promised by May 2011 were not made. Approved residential development not progressed and site being used for storage of containers and building materials. Developer either in breach of condition on protection of canalside trees, or needs a change of use permission for long term storage which should be conditional on canalside screen fencing. Update requested on enforcement action. [Email comments] / Reply promising to write to developers and request screen fencing if development does not proceed in the near future.

Walsall MBC.

- Land adjacent to 178 Hall Lane, Walsall Wood: Proposed residential development comprising three 3 bedroom terraced properties with external amenity including two parking spaces, patio/lawn areas and terraces to each dwelling. Former BW maintenance yard, now sold off. Below level of Daw End Branch Canal and partly screened by vegetation. Unusual 'Victorian' design but attractive. No objection, but any excavations near embankment toe should take account of BW engineering advice. [Online response]. / Copy received of BW objection; insufficient information on excavation and drainage details to ensure embankment stability, also maintenance access required and question whether appropriate design.

- Cutlers of Streetly Ltd., Middlemore Lane West, Aldridge: Change of use of existing motor vehicle sales and servicing to B8 warehousing and ancillary accommodation with external storage. By Hopley's Bridge on Daw End Branch Canal. Some canalside trees but much of the site very visible from canal and existing single height containers visually intrusive. Objection to outside storage and in particular to double height stacks of containers. If approved, must be conditional on extensive additional screen planting along canal boundary.

- Former British Lion Works, Forest Lane, Walsall: Outline application for the demolition of existing buildings and construction of new 60 bed extra care accommodation, access and layout only for consideration. Amended plans. Acceptable design. No objection.

Lichfield DC.

- Comments on website: Enquired why comments on applications are not shown on the website in the Comments section as stated, or with the Documents as for several other authorities. Reply acknowledging software problem but also due to lack of staff to upload comments.

- Land adjacent to Wordsworth Close, Lichfield: Erection of three 4 bedroom detached dwellings. Adjacent to buried Lock 22 of Lichfield Canal, but lock will not be restored if Lichfield Bypass extension proceeds, which seems most likely. Consulted L&HCRT and advised that no comment necessary.

- Land south of Shortbutts Lane, Lichfield: Construction of a sustainable mixed use urban extension, comprising of up to 450 dwellings, a primary school, mixed use community hub to include retail development and community buildings, comprehensive green infrastructure including footpaths, cycleways, open space, children's play areas, and sustainable urban drainage systems, foul and surface water drainage infrastructure including balancing ponds, safeguarded route of Lichfield Canal, link road to form part of Lichfield Southern Bypass, link road between new bypass and Sanders Way, closure of Shortbutts Lane at London Road Junction, and other associated ancillary infrastructure and ground remodelling. Outline, with means of access. Premature pending completion and adoption of LDF; Area of Development Restraint protected as for Green

Belt under saved Local Plan policies. Only includes construction of a short section of canal diversion channel and neither of the 2 new locks or 2 new bridges required by the Bypass extension and road access to the site, contrary to Government advice to County Highways. Opportunity missed to integrate drainage and flood relief with the canal and for including housing round a canal basin which would increase property values. Objection; should be refused.

East Staffordshire BC.

- Strategic Framework for Burton Town Centre: Consultation. River frontage and washlands valued but no reference to navigation or boating. No comment.
- Public Realm Implementation Plan for Burton Town Centre: Consultation. Washlands covered by a separate study. No comment.
- Model S106 Affordable Housing Schedules: Consultation. No comment.

Warwickshire CC.

- De Mulder & Sons Ltd., Mancetter Road, Hartshill, Nuneaton: Proposed new Tallow Farm and loading bays. 12 stainless steel tanks 15 meters high replacing existing tanks for rendering of animal fat products. Existing industrial site partly below canal level and partly screened by high towpath hedge. 15 metre gap in hedge should be filled by screen planting funded by developer. [Online comment].

North Warwickshire BC.

- Land adjacent to Pooley Park, Pooley Lane, Polesworth: Erection of a new scout hut with associated access and outdoor activity centre. Part of Pooley Country Park. Scout hut adjacent to Coventry Canal supported in principal. Acceptable design and screened from canal by existing trees. No details of indicated metal palisade fence along canal boundary but, if necessary, should be set back amongst trees and coloured green or brown. Support suggested improvements to footpath and canal bridge 55 to connect Country Park with canal towpath.

Nuneaton & Bedworth BC.

- Boot Wharf, Bull Ring, Nuneaton: Proposed residential development. Pre-application consultation on layout plans for 61 houses on disused allotments adjacent to Star Line Boats at Boot Wharf. Spoke to proprietor Tony Gallimore. Commented that concerned at loss of part of operational land of boatyard and potential complaints from new residents about noise from boat repairs. Accepted offer from Planning Officer of attending future meeting with developers, and suggested also including BW as the boatyard land is leased from them. / Copied to BW. Response received from Development Surveyor claiming housing does not affect land leased to boatyard. / Requested clarification of BW land ownership. Plan received showing BW also own the majority of the allotments site.

Hinckley & Bosworth BC.

- Land adjacent to Greyhound Stadium, Nutts Lane, Hinckley: Erection of 84 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and other ancillary works. (Objection). Appeal against refusal. Representations forwarded to Inquiry. No further comment necessary.
- Land adjacent to Greyhound Stadium, Nutts Lane, Hinckley: Erection of 83 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and other ancillary works. New application with one less house and including part of Nutts Lane within the site. Comments on previous application unchanged and resubmitted. Objection to height of some of the canalside houses. [Online response].
- Station Yard, 8 Station Road, Market Bosworth: Erection of portal framed unit. Some distance from canal and unlikely to be very visible. No objection. [Online response].
- Unit G, Maple Drive, Hinckley: Erection of squash club building. Principle and design acceptable but concern about proximity of parking to towpath hedge. Should be conditional on planting any gaps in association with BW. [Online response].

Decisions on Previous Applications:

Stafford BC.

- 4 Canal Cottages, Meadow Lane, Little Haywood: 2 storey 'in-line' extension and demolition and replacement of conservatory. (No objection). Approved, amended plans including smaller porch canopy as IWA suggested.

South Staffordshire DC.

- Hordern Lodge, Ball Lane, Coven Heath: Retention of access road. (Objection). Refused.

Cannock Chase DC.

- Land west of A51 roundabout, Power Station Road, Rugeley: McDonald's Restaurant with drive-through, external seating area, car park and associated landscaping. (No comment). Granted, with financial contribution to enhance canal towpath.

Lichfield DC.

- 29 Rookery Close, Handsacre, Rugeley: Two storey side extension to provide bedroom with open ground floor car port. (Objection). Appeal against refusal is Dismissed, due to effect on Trent & Mersey Canal Conservation Area.

Leicestershire County Council.

- Land off Wellsborough Road/Carlton Road, Market Bosworth: Proposed 150 berth marina with vehicular and waterway access and ancillary development including landscaping, drainage and car parking. (Supported with reservations). Granted, subject to details of buildings, towpath bridge and ground levels, which were issues we raised, and no permanent residential use. Also, a revised layout plan shows fewer and wider spaced mooring jetties, which is more practical.

Philip G Sharpe
Planning Officer
IWALP182

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 6/6/2012 & 11/7/2012

Walsall MBC.

- College Farm, Bosty Lane, Aldridge: Erection of a 500KW wind turbine on a 40 metre high monopole mast (total height 67m) together with installation of ancillary equipment and works. Appeal against refusal, by written representations method. Location moved further away from public footpath but not from canal. Previous objections (in Sept 2011) remain valid. Additionally commented that; still misnaming and ignoring the heritage of the canal; as it is accepted the turbine should be further from the public footpath for safety then it should be at least the same distance from the canal; landscape impact is not just the static size but related to the swept area of the blades and the visual distraction of their movement. [Email response].

Lichfield DC.

- The Long Pound, Lichfield Road, Brownhills: First floor front extension to form 3 bedrooms. Grounds include part of Lichfield Canal, a lock and side pond, but extension is within existing footprint of house, set back from canal. No comment.

Tamworth BC.

- Local Plan 2006-2028 Pre-submission publication document, with Allocations Map, Consultation Statement, Executive Summary, etc: Includes policies on enhancing quality and accessibility of Coventry Canal corridor, and promoting its heritage and tourism contribution through designation of a canal based Conservation Area in conjunction with Lichfield DC. Confirms canalside extension of Bonehill Road employment site which we have previously opposed (although development is being delayed by flood zone and access issues). Limited consultation only on Tests of Soundness, so no further comment.
- Town Centre Supplementary Planning Document: Consultation. No effect on canal. No comment.

Warwickshire CC.

- De Mulder & Sons Ltd., Mancetter Road, Hartshill, Nuneaton: Demolition of existing harness room and construction of new switch room. Single storey building within site and adjacent to other buildings and not visible from canal. No comment.

North Warwickshire BC.

- Draft Pre-Submission Core Strategy: Consultation. Includes our suggested amended reference to the canal in Atherstone, and other positive references to canals providing recreation, tourism, heritage, wildlife and open space benefits. Commented that 24 Listed structures and other heritage assets on the Birmingham & Fazeley and Coventry canals in the Borough and requested their designation as Conservation Areas, preferably in conjunction with neighbouring authorities (see also Tamworth above). [Email response].
- Development Management Issues & Options DPD: Consultation. Responded that; existing policies, including that on development in canal corridors, should be reviewed and updated; the option to rely only on National policy and the Core Policy would be inadequate and open to developer exploitation; and the option assuming active participation in neighbourhood planning is unrealistic.
- Gypsy & Traveller Issues & Options DPD: Consultation on level of provision and locational criteria. No comment.
- Draft Infrastructure Delivery Plan: Consultation. Includes canal towpath improvements funded by developer contributions. No comment.

Nuneaton & Bedworth BC.

- Tuttle Hill, Nuneaton: Amended layout reinstating pedestrian, cycle and limited road access in southwest of site and minor amendments to canalside properties. No objection. [Email response].

Decisions on Previous Applications:

Lichfield DC.

- Land south side of Watling Street, Muckley Corner, Lichfield: Change of use of agricultural land to caravan site for residential occupation by traveller family with associated works (utility buildings, septic tanks, hard standing). (Objection). Refused due to Green Belt, noise and would compromise restoration of Lichfield Canal.

Philip G Sharpe
Planning Officer
IWALP183

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 11/7/2012 & 6/9/2012

Stafford BC.

- Hilranton, Holdiford Road, Tixall: Ancillary games room to replace old garage and store. In grounds to rear of large house by Staffs & Worcs Canal at Tixall Bridge. Not consulted. No objection. [Email response]. / Consulted on amended plans with building repositioned and slightly reduced in height. No objection. [Email response].
- Sandon & Burston Neighbourhood Area application: Consultation on appropriate area for Neighbourhood Plan. Area is the parish boundary and includes part of Trent & Mersey Canal. Below Sandon Lock is Lichfield Branch area and above is Stoke-on-Trent Branch but Lichfield will co-ordinate response. Boundary is appropriate and consultation requested on plan contents. [Email response].

South Staffordshire DC.

- Core Strategy Public Post-Hearing Proposed Modifications: Limited consultation on further modifications only. Council rejected our objections to previous modifications allowing more developments within Open Countryside, extensions to employment sites in Green Belt, removal of land from Green Belt, etc, blaming the NPPF and claiming they need to be 'flexible'. However, most other objections, from developers wanting more development, were also rejected. An extra statement about the Four Ashes employment site does seek to protect the landscape of the Staffs & Worcs Canal Conservation Area. Objection made to definition of 'large scale' wind turbines as those more than 120 metres high; this would render the policy ineffective in limiting landscape damage, and the evidence base cited uses a 100m limit.
- The Boat Inn, Cannock Road, Penkridge: External works to define existing beer garden together with new pergola. Also Listed Building Consent. Post and rope perimeter fence and timber pergola. No objection. [Email response].

Cannock Chase DC.

- Rugeley Power Limited, Power Station Road, Rugeley: Erection of additional plant and equipment to existing power station comprising of biomass fuel storage, milling tower, cleaning tower and associated conveyors and infrastructure; to facilitate biomass as a primary fuel source for the power station. Silos and conveyors up to 60m high at north end of power station site. Partly visible from canal but about 400m away, half the height of existing cooling towers, and partly screened by other buildings. No comment.
- Draft Local Plan (Part 1) incorporating Core Strategy and Rugeley Town Centre Area Action Plan: Consultation includes Council response to comments on Pre-Publication Core Strategy and Pre-Publication Rugeley Town Centre AAP. Local Plan includes many positive references to canal heritage, environment, leisure and tourism benefits. Support suggested designation of Cannock Extension Canal and Grove Colliery as a new Conservation Area. Support safeguarding a route for the Hatherton Canal restoration on the Proposals Map in Part 2, and its value in reducing flood risks around Churchbridge. Rugeley Town Centre AAP includes policies and proposals for enhancement of canal corridor with towpath and mooring improvements, improved town centre links, pedestrianisation of Leathermill Lane canal bridge and better towpath access, regeneration of historic canalside buildings including the old mill, new canalside leisure and retail developments, and a small marina at Love Lane. All supported. Canalside developments, including approved Tesco supermarket, should finance canal improvements, including heritage rebuild of Leathermill Lane bridge parapets. Concerns about flooding from canal are unnecessary. [Online response].
- Fire Station, Bryans Lane, Rugeley: Redevelopment of fire station to provide new community fire station (Reserved Matters including access, appearance, landscaping, layout and scale). Not adjacent to canal. No objection. [Email response].

Walsall MBC.

- Castings Ltd, Gatehouse Trading Estate, Brownhills: Construction of building for forklift wash and workshop. Small building away from canal frontage. No objection. [Online response].
- Green Rivers Community Centre, Green Rivers off Green Rock Lane, Walsall: Demolition of existing buildings and replacement with a larger single storey modular building & modifications to access and parking. No objection. [Online response].
- Highfields South Quarry: Revised proposals for the installation of plant for the management and recovery of energy from landfill gas to produce electricity. Compound with gas engine and tanks is screened from Daw End Branch Canal by existing trees. No objection. [Online response].

Lichfield DC.

- Watersmeet, Fradley Junction, Alrewas: Works to Listed Building to allow the installation of a satellite dish to the rear. Part of BW offices rented to Studio Digital Media Ltd. Small unobtrusive dish. No objection. [Email response]. Since Permitted.
- Navigation Cottage, Kings Bromley Road, Alrewas: Demolition of outbuildings and erection of two storey extension to form family room, play room and bedroom with en suite. Canalside cottage on towpath side below Bagnall Lock. Extension is to rear. Plans also show additional windows to existing front and side elevations as visible from canal, which are acceptable. No objection. [Email response]. Since Permitted.
- Bell Bridge Barn, Rykneld Street, Lichfield: First floor extension to form bedroom and ensuite. Not consulted. No objection provided brickwork, roof and windows match existing. [Email comment]. Amended plans with changes to windows. Since Permitted, subject to use of matching reclaimed materials.
- Grasmere Gardens, Lichfield Road, Brownhills: Change of use of strip of land from retail use to residential use. New access track to existing bungalow extending to infilled line of Lichfield Canal between Ogley locks 2 & 3. No objection from LHCRT. No comment.

- Land south side of Watling Street, Muckley Corner, Lichfield: Change of use of agricultural land to caravan site for residential occupation by traveller family with associated works (utility buildings, septic tanks, hard standing). (Objection & Refused). Notice of Appeal by informal hearing. Previous comments will be forwarded. No further comment. Requested copy of decision from Planning Inspectorate.
- River Mease Water Quality Management Plan, Developer Contributions Strategy: Consultation. Reduction of phosphorous from sewage works discharges. No comment.
- Fazeley Saw Mills, Lichfield Street, Fazeley: Erection of portal framed light industrial unit. Below level of Coventry Canal and well screened. No objection. [Email response].
- Outbuilding adjacent to Cranfield House, Church Road, Alrewas: Conversion and extension of existing outbuilding to form one new detached dwelling, construction of a new detached garage. Similar to previous withdrawn application but with fewer rear windows. Partly screened by towpath hedge and trees. No objection.
- Slipway at Cappers Lane, Lichfield: All weather cover (poly tunnel) for boat slipway (extension of time for previous consent). Renewal of earlier temporary consents (2003, 2005, 2007, 2009). No objection.
- Bridge Farm, Bridge Farm Lane, Fradley: Conversion and extension to existing barn to form a three bedroom dwelling. Adjoining the cottage near Fradley Bridge and forms part of an attractive canalside scene. False balcony in canal frontage and continuous windows round the extension would be incongruous features, and prefer brickwork to cedar cladding. Objection.
- Proposed Submission Local Plan Strategy: Includes many positive references to the canals, their value for conservation, recreation, access and tourism, improvement and enhancement proposals, and support for the Lichfield Canal restoration. Comments at this final stage are limited to issue of 'soundness'. Representations made: Lichfield Canal route shown on Key Diagram is wrong and incomplete; Definition of 'large scale' wind turbines is inconsistent (as for South Staffs); Hydropower sites at canal locks at Fradley are unrealistic; South Lichfield strategic housing area policy should include requirement for Lichfield Canal bridges and channel construction; Fradley housing area should not extend north of Coventry Canal.
- Proposed Submission Local Plan Strategy, Sustainability Appraisal: No comment.

East Staffordshire BC.

- Barton Marina, Barton under Needwood: Erection of two screen cinema and pizzeria restaurant including ancillary managers flat. At corner of marina. 4th version of the plans ! Now smaller and orientation changed. Design acceptable. No objection. [Email response]. Since approved.
- Lawns Farm, Branston Road, Tatenhill, Burton on Trent: Mixed use development of up to 3000 houses, employment, retail, healthcare, residential care home, 2 primary schools, hotel, public house, vehicle access connections, green infrastructure, sports & recreation & a network of walking & cycling routes. Request for a scoping opinion on the 'draft' Scoping Report for an Environmental Impact Assessment of the proposed 'Branston Lock' development. Suggested should include assessment of the adverse impacts on canal heritage, wildlife, recreation and tourism, and the benefits of maintaining a broad open space corridor alongside the canal.
- Land at Branston Bridge, Branston Road, Tatenhill: Application to vary the time limit condition relating to existing planning permission for the change of use from agricultural land to sports ground, erection of a two storey clubhouse and grandstand, formation of a new access, parking, floodlighting, freestanding covered terrace, landscaped bunds, banked spectator area and landscaping. Relocation of Burton Rugby Club to fields opposite visitor moorings at the Bridge Inn and Branston Water Park. Previously objected and remain concerned about urbanisation of countryside, excessive size of site and visual impacts on the canal, loss of hedgerows and mature trees, and traffic and pedestrian safety issues at Branston canal bridge. Should be refused and an amended application made to reduce the number of pitches, realign them to preserve hedges and trees, and move them further away from the canal. Road safety issues should also be addressed.

Warwickshire CC.

- De Mulder & Sons Ltd, Mancetter Road, Hartshill, Nuneaton: Proposed new extension to northwest corner of main processing building. The 3rd application for this site. Comments as before; partly screened by towpath hedge but 15 metre gap should be filled by screen planting funded by developer. Also, should be conditional on reduction in offensive odours which affect use of the canal locally for mooring. [Online comment].

North Warwickshire BC.

- Land adjacent to Pooley Park, Pooley Lane, Polesworth: Erection of a new scout hut with associated access and outdoor activity centre, along with temporary siting of portacabins until the new scout hut is available for use. (Previously supported subject to canalside fencing details). Application amended to include portacabins. Not consulted on change. Portacabins away from canal and well screened. No further comment.

Hinckley & Bosworth BC.

- Land off Pipistrelle Drive, Market Bosworth: Demolition of building and erection of six residential apartments. Identical to application refused in 2009. Change from commercial to residential use is appropriate and design of the two storey apartment block is acceptable. No objection. [Online response]. Since Permitted.
- Sedgemere, Station Road, Market Bosworth: Demolition of existing bungalow and associated outbuildings and erection of 57 dwellings and associated works, conversion of engine shed into visitor centre and formation of 10 allotments and an ecological mitigation area. Layout partly amended from previous plans (withdrawn). Similar comments and Objection. 6 large detached houses within woodland area adjacent to existing pond would be mostly well screened from canal and acceptable in principle, although reservations about proximity of plot one to the canal. Layout of main part of site and house designs are acceptable. However, large scale development of open land alongside the canal is wholly inappropriate, intrusive into countryside and damaging to rural environment of Ashby Canal and its Conservation Area. If new housing is needed in Market Bosworth on

this scale it would be better sited nearer the centre of the village. Engine shed conversion should be funded by other means. [Online response].

Canal & River Trust.

- Lock footbridge handrails in Central Shires: Responded to Darren Green's letter about design details of proposed permanent footbridge handrails on Trent & Mersey locks at Hoo Mill, Colwich, and Middle & Keepers at Fradley Junction. Colwich, Middle & Keepers locks will require Listed Building Consent. Questioned waste of resources on temporary railings, but permanent designs acceptable subject to a black or white painted finish.

Decisions on Previous Applications:

South Staffordshire DC.

- Coven Heath Farm, Ball Lane, Coven Heath: Erection of 4 stables and tack room. Just north of M54, on offside. Replacing larger derelict buildings. (Not consulted). Approved.
- Gailey Wharf, Watling Street, Gailey: Removal of numerous temporary buildings, proposed additional moorings, new facilities building, workshop, wetdock, associated parking, improved road access & improved landscaping (major development). (Supported). Approved, conditional on no residential use, limited hours of work and noise reduction measures.

Lichfield DC.

- The Long Pound, Lichfield Road, Brownhills: First floor front extension to form 3 bedrooms. Grounds include part of Lichfield Canal. (No comment). Refused due to Green Belt, design, and not preserving setting of Wyrley & Essington Canal as a Heritage Asset.

East Staffordshire BC.

- Dallow Bridge, Burton on Trent: Demolition of store and office buildings to facilitate the erection of 40 residential units to include 20 apartments and 20 dwellings, vehicular access and soft and hard landscaping works. (No objection). Approved; amended plans reinstating canalside footpath link.
- Jannel Cruisers Ltd., Shobnall Marina, Shobnall Road, Burton on Trent: Change of use from Chandlery to a mixed use of a Chandlery and cafe. (Not consulted). Approved, with retail sales restricted to boat users provisions and limited opening hours.

Hinckley & Bosworth BC.

- Unit G, Maple Drive, Hinckley: Erection of squash club building. (No objection). Permitted, subject to protection of towpath hedge and landscaping.
- Station Yard, 8 Station Road, Market Bosworth: Erection of portal framed unit. (No objection). Permitted.
- Land adjacent to Greyhound Stadium, Nutts Lane, Hinckley: Erection of 84 dwellings incorporating access, public open space, balancing pond, pumping station and associated earthworks, landscaping, car parking and other ancillary works. (Objection & Refused). Appeal withdrawn, although very similar 2nd application still current.

Philip G Sharpe
Planning Officer
IWALP184

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 6/9/2012 & 9/10/2012

Staffordshire County Council.

- Staffordshire & Stoke-on-Trent Joint Waste Core Strategy 2010-2026: Consultation on proposed additional modifications following Examination. Updates and minor changes. Nothing new relating to waterways. No comment.
- Newbold Quarry (near Barton under Needwood): Screening opinion for proposals to develop a solar park and associated infrastructure. Area 2 has approx 35,000 solar panels covering 16 ha of farmland between quarry and canal. Screening Opinion includes no assessment of visual impact on Trent & Mersey Canal Conservation Area. [Email comment].

Stafford BC.

- Canalside Farm, Mill Lane, Great Haywood: Internal alteration, conservatory, two storey porch and flat roof alterations. Modern bungalow. No objection to conservatory or dormer window and roof extensions, but upper storey of porch rather excessive, intrusive and serves no purpose. [Email comment].

South Staffordshire DC.

- The Boat Inn, Cannock Road, Penkridge: Replacement signage; painted letters, hanging sign, pictorial signs, post signs, lanterns and direction sign. Present inappropriate pictures of a large tanker barge on a wide Yorkshire waterway (!) to be replaced by a traditional working narrow boat. Other signage also an attractive improvement. Supported. [Email response].
- Canalside, Mill Lane, Acton Trussell: Demolish existing flat roof garage and replace on same footings a new construction with pitched roof. Improved appearance. No objection. [Email comment].
- Local Plan Newsletter: Received email copy of newsletter with update on Local Plan progress. Completed Local Plan Database Response Form to confirm email address for future consultations.

- Otherton Hall Farm, Otherton Lane, Penkridge: Relocation of a agricultural building from the southern side of the canal to the northern side so our big tractors and trailers do not have to use the canal bridge. Agricultural consent; not consulted.

Cannock Chase DC.

- Fire Station, Bryans Lane, Rugeley: Redevelopment of fire station to provide new community fire station (Reserved Matters including access, appearance, landscaping, layout and scale). Additional information. (No objection). No further comment.

Lichfield DC.

- Land adjacent 9 Leaside Avenue, Handsacre: Erection of a 2 bedroom bungalow. Behind the winding hole. Modest size and acceptable appearance. No objection. [Email response].

- Keepers Lock, Fradley Junction & Middle Lock, Fradley Junction (2 Listed Building Consent applications): Replacement of temporary wooden railings on lock tail bridges with steel railings. Justified by danger of falling from unprotected bridges, especially at Fradley Junction with open public access. Appropriate design; slim and unobtrusive with rounded corners, similar to historic railings on other Trent & Mersey locks. Painted white or black finish. Supported.

- Bridge Farm, Bridge Farm Lane, Fradley: Conversion and extension to existing barn to form a three (now two) bedroom dwelling. Amended plans removing false balcony on canal frontage as requested, and reducing extension to single storey. No further objection. [Email response].

East Staffordshire BC.

- Preferred Option Local Plan: Our objection last year to the Pre-Publication Strategic Options document's use of inflated population figures has been conceded and consequently the housing allocation has been significantly reduced from 13,000 to 8935. However, they are now proposing to concentrate much of it (2750 houses) on the large greenfield site at Lawns Farm which straddles the Trent & Mersey Canal. Commented that there should be: a further review of the population forecast and significant reduction in the housing requirement; a revised Strategic Housing Land Assessment distinguishing brownfield from greenfield sites; a clear Brownfield First policy; a Preferred Option that minimises greenfield land; no further greenfield employment sites; recognition in the SA that loss of agricultural land is fundamentally unsustainable; separate allocations for housing and employment uses; exclusion of Lawns Farm and the escarpment; consultation on a Local Plan that is a single complete document showing detailed site boundaries; agreement with South Derbyshire on inclusion of part of the Drakelow site allocation; a comprehensive transport study to inform all large site allocations; and allocations made on sound planning grounds not political expediency. Other comments include: any development at Lawns Farm should be planned to protect the canal with a broad and continuous corridor of amenity land, open space, recreation, sport and play areas, with low rise housing or industrial units which are well designed and landscaped. [Online response].

- Preferred Option Local Plan, Sustainability Appraisal: Comment included in Local Plan response.

Warwickshire CC.

- De Mulder & Sons Ltd, Mancetter Road, Hartshill, Nuneaton: Proposed extension to front of main processing building to form new loading bay. Largely screened from canal by other buildings. No comment.

- De Mulder & Sons Ltd, Mancetter Road, Hartshill, Nuneaton: Proposed new extension to northwest corner of main processing building. Additional and updated information. Minor changes to buildings. Additional comment: Statement that there will be a significant improvement in odour control, but designs still in progress. Serious odour problems currently exist so no consent should be given until full, final and effective odour control measures agreed. [Online response].

- Griff No.4 Quarry, Midland Quarry Products, Gypsy Lane, Nuneaton: Infilling and restoration of quarry using inert materials including on site inert recycling and construction waste processing. Alongside Coventry Canal and disused Arbury Arm north of Marston Junction. Existing high earth bund alongside canal with regenerating scrubland trees and shrubs not affected by proposed infilling of deep quarry. (Not consulted) No comment.

North Warwickshire BC.

- Clock House, Atherstone Road, Hartshill: Change of use of building to use as a teaching facility. Not actually the clockhouse but the former BW office buildings which were rented out but have been vacant for some time. Proposed use by a cake making company for teaching baking and decorating. Would prefer a waterway related use but no objection. [Online response].

Leicestershire County Council.

- Bosworth Marina, Wellsborough Road, Market Bosworth: Details pursuant to Conditions 4 & 5 of planning permission; landscape scheme & bridge details (2 applications). Amended and much improved plans by GJP Marina Developments now show a practical layout of the jetties for 150 berths, space for turning boats, an indented canal entrance, realigned footpath access ramps, and a suitable footbridge design. Also now 3 marginal planting areas and a sloping batter to the basin to soften the edges. Future facilities and workshop buildings indicated are of appropriate size and location, but will require a separate application. Supported, but requested consultation on discharge of condition about ground levels as previously proposed freeboard of only 0.28 metres should be increased.

Greater Birmingham & Solihull LEP.

- Attended Spatial Planning meeting at St Georges Park (National FA Centre) near Burton on Trent. GB&S Local Enterprise Partnership also covers Cannock, Lichfield, East Staffs. and Tamworth. Presentations and debate about Strategic Spatial Framework Plan, focussing on settlement growth, housing needs, brownfield and Green Belt developments.

Decisions on Previous Applications:

Stafford BC.

- Hilranton, Holdiford Road, Tixall: Ancillary games room to replace old garage and store. (No objection). Permitted.

South Staffordshire DC.

- The Boat Inn, Cannock Road, Penkridge: External works to define existing beer garden together with new pergola. Also Listed Building Consent. (No objection). Approved.

Lichfield DC.

- Land adjacent to Wordsworth Close, Lichfield: Erection of three 4 bedroom detached dwellings. (No comment). Refused.

East Staffordshire BC.

- Former J B Kind premises, Shobnall Street, Burton on Trent: Substitution of house types on various plots. (No objection). Approved.

Walsall MBC.

- Goscote Lane Regeneration Corridor etc: Hybrid application for approximately 700 dwellings on 5 sites with open space, footbridge over canal, etc. (Objection). Informed that development on the Green Belt land known as 'The Lea', that we objected to, will not now be included. Further consultation promised on development areas near the canal.

Philip G Sharpe
Planning Officer
IWALP185

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 9/10/2012 & 13/11/2012

Stafford BC.

- Colwich Parish Neighbourhood Plan area application: Consultation on appropriate area for Neighbourhood Plan. Area is the parish boundary and includes parts of the Trent & Mersey and Staffs & Worcs canals. Boundary is appropriate and consultation requested on plan contents. [Online response].

South Staffordshire DC.

- Land adjacent Staffs and Worcs Canal, Station Road, Four Ashes: Standby Generator and palisade fencing with access gate. Behind existing 'regenerator' shed for optical fibre cables. No objection but should be screen planting. [Online response].

Walsall MBC.

- Rushall Olympic FC, Dales Lane, Rushall: Retention of new spectator stands, commentary and press facility, alterations to club house management areas and substitute benches, store for pitch maintenance and new fencing and turnstiles. (Retrospective Application). No objection. [Online response].

- 402A Birmingham Road, Walsall: Construction of a 2 bedroom pre-fabricated timber residential unit in the grounds of the existing Lock House. At Rushall Lock 5. A 'granny annex' for disabled family use. Large timber shed, somewhat out of character with lock house and other nearby houses but, in view of use, no objection. [Online response].

Lichfield DC.

- Brookhay Villages & Twin Rivers Park: Attended exhibition at National Memorial Arboretum on development proposals by BDW Trading Ltd (Barratt & David Wilson Homes) for large scale development east of the A38 between Fradley, Alrewas and Barton under Needwood. Includes 5,000 houses in 5 "villages" at Brookhay in Lichfield DC, and 3 million sq ft commercial development between Wychnor and Barton in East Staffs BC, with A38 junction improvements involving canal diversion at Wychnor, new railway stations, international rowing course alongside River Trent, etc. Completed questionnaire; critical of timing of proposals with respect to Local Plans, excessive scale of development, loss of greenfield agricultural land, near continuous ribbon development between Lichfield and Burton, and effect on already overcrowded and dangerous A38.

- Tolson Mill, Lichfield Street, Fazeley: Extension of time for conversion of mill to form 52 apartments etc, including Listed Building and Conservation Area consents. No change to appearance of mill from canal. No objection. [Email response].

- Land adjacent Armitage Lodge, Rugeley Road, Armitage: The erection of sheds on allotment plots across the site (Enforcement Appeal). Notice of Appeal to be decided by written representation. Canalside allotments. A Green Belt issue. Minimal visual impact on T&M Canal. No comment.

- The Plough Inn, Huddlesford Lane, Huddlesford: Installation of sewage pumping station and associated drainage and a gas storage tank. Large sewage tank behind fencing in corner of grounds near canal. No objection subject to suitable screening. [Email comment].

- Kingfisher Holiday Park, Fradley Junction, Alrewas: Single storey extension to existing café to form reception and kitchen. To provide larger kitchen and reception areas. A small extension towards canal in matching brickwork, taking part of outdoor seating area. No objection. [Email response].

- Gypsy, Traveller & Travelling Showpeople Accommodation Assessment; Lichfield & Tamworth: Consultation on report. No comment.

East Staffordshire BC.

- Brookhay Villages & Twin Rivers Park: (see above).
- Land opposite Pebble Mill, Wychnor Lane, Wychnor: Erection of a detached stable block, formation of a ménage and use of the land for the keeping and riding of horses. Stables near canal are single storey, timber-clad with tiled roof. No objection. [Email response].

North Warwickshire BC.

- Pre-Submission Core Strategy: Consultation at this stage limited to issues of 'soundness'. No change to canal references in Draft document. No further comment.

Leicestershire County Council.

- Bosworth Marina, Wellsborough Road, Market Bosworth: Details pursuant to Conditions 4 & 5 of planning permission; landscape scheme & bridge details (2 applications). Additional information and amended plans. Freeboard increased as we requested from a substandard 0.28m to 0.4m. Improved footbridge design with width increased from 1.5m to 1.8m, addition of side spans and traditional black & white colour scheme. Content with all these changes. [Email response].

Hinckley & Bosworth BC.

- 5 Wharf Yard, Coventry Road, Hinckley: Dental laboratory and clinic with two office units and nine apartments with vehicular access and parking. Notice of Appeal against conditions on consent. No comment.
- Western Power Distribution, Nutts Lane, Hinckley: Demolition of existing stores and erection of new stores. Quite a long way from the canal. No objection. [Online response].

Canal & River Trust.

- High Speed Rail, HS2 crossings of Trent & Mersey Canal at Wood End near Fradley: Contacted Chairman of HS2 Whittington to Handsacre Community Forum and invited to meeting on 8 November. Received minutes of previous meeting. / Information from Central Shires User Group Forum that CRT is considering diversion of canal which would destroy the historic Woodend Lock as well as the lock cottage. Correspondence with Peter Walker CRT Engineering Manager South about the crossings. HS2 had suggested diverting canal but are now proposing a higher viaduct instead of 2 bridges and embankment. Sketch plan supplied to CRT demonstrating that a different alignment is possible avoiding the canal altogether. / Copied correspondence to T&MCS and supportive response received. / Received feedback from CRT meeting that HS2 will discuss the plan. / Attended Community Forum meeting at Kings Bromley and asked for consideration of alternative route plan. / Second alternative alignment drawn on plan and copied to HS2, WHCF chair and CRT.

Decisions on Previous Applications:

Stafford BC.

- Colwich Lock No 21, Main Road, Colwich: Addition of one single steel railing. Listed Building Consent application. Our comments to BW included in application. Not consulted. Would not have objected. Permitted, subject to black colour finish.

South Staffordshire DC.

- Core Strategy: Inspector's Report concludes that with the previously proposed modifications and a new monitoring framework, the plan is Sound.
- The Boat Inn, Cannock Road, Penkridge: Replacement signage; painted letters, hanging sign, pictorial signs, post signs, lanterns and direction sign. (Supported). Approved.
- Canalside, Mill Lane, Acton Trussell: Demolish existing flat roof garage and replace on same footings a new construction with pitched roof. (No objection). Approved.

Lichfield DC.

- Bridge Farm, Bridge Farm Lane, Fradley: Conversion and extension to existing barn to form a three bedroom dwelling. (No objection). Permitted.
- Slipway at Cappers Lane, Lichfield: All weather cover (poly tunnel) for boat slipway (extension of time for previous consent). (No objection). Permitted for a period of 5 years.
- Fazeley Saw Mills, Lichfield Street, Fazeley: Erection of portal framed light industrial unit. (No objection). Permitted.

Tamworth BC.

- The Anchor Inn, Glascote Road, Glascote, Tamworth: Demolition of existing public house with outbuildings. Construction of new convenience store with additional unit, associated access, parking and manoeuvring areas, landscaping and boundary treatments, services and bin storage areas. Resubmission of application refused in March. (Not consulted). Refused.

Warwickshire CC.

- De Mulder & Sons Ltd., Mancetter Road, Hartshill, Nuneaton: Proposed new Tallow Farm and loading bays. Granted, conditional on landscaping scheme to improve screening, as requested.

North Warwickshire BC.

- Clock House, Atherstone Road, Hartshill: Change of use of building to use as a teaching facility. (No objection). Granted but only until the end of 2013, only for teaching cake baking and decorating, no retail use, and with limits on numbers and hours.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 13/11/2012 & 6/12/2012

Walsall MBC.

- S. Jones Container Services Ltd., Anglian Road, Aldridge: Workshop Extension. Away from canal. No objection. [Online response].
- Land at Calderfields Farm, Aldridge Road, Walsall: Change of use of land to form cemetery with associated parking, paths, access roads, landscaping, nature conservation area and reception building following demolition of existing buildings. 300m west of Rushall Canal at Longwood. No objection. [Online response].

Lichfield DC.

- The Gables, Walsall Road, Muckley Corner: Installation of 40 ground mounted photovoltaic panels. Partly conflicts with the restoration line of the Lichfield Canal as shown in the Feasibility Study. Consulted LHCRT about response. Array should be repositioned a few metres further east. [Email comment].
- Alrewas Neighbourhood Plan area application: Consultation on appropriate area. Area is the parish boundary and includes part of the Trent & Mersey Canal. Boundary is appropriate and consultation requested on plan contents. [Online response].
- Shenstone Ward Neighbourhood Plan area application: Consultation on appropriate area. Area is the ward boundary and includes parts of the Lichfield Canal. Consultation requested on plan contents. [Online response].
- British Waterways, Fradley Junction: Installation of palisade fence with access gate and generator. Behind workshops and not visible from canal. Not consulted. No comment.
- Land south side of Watling Street, Muckley Corner, Lichfield: Change of use of agricultural land to caravan site for residential occupation by traveller family with associated works (utility buildings, septic tanks, hard standing). (Objection & Refused). Attended Appeal Hearing and site visit with David Dixon of L&HCRT to secure protection of the Lichfield Canal route across part of the site. A Condition on fencing to safeguard the route and no development in that area was agreed should the Appeal be allowed. / Completed online Planning Inspectorate customer survey – satisfied with Inspector's conduct of the Hearing.

Tamworth BC.

- The Park Inn PH, Kettlebrook Road, Tamworth: Reserved matters for erection of 11 dwellings together with landscaping and car parking (Previous outline approval - No objection). Amended plans for 10 terraced houses of conventional 2 storey design. Improved layout and parking, as we previously suggested. Layout and design acceptable. Plans imply removal of woodland covered earth bank alongside canal, including trees on C&RT property. Consultation on details of landscaping requested.

North Warwickshire BC.

- 30 Grendon Road, Polesworth: Demolish existing dwelling and outhouses and build two new detached dwellings with related parking/turning areas. (No objection). Notice of Appeal. Refused due to loss of historic character in Conservation Area. No further comment.

Rugby BC.

- Land south of Hydes Lane & west of A5, Stretton Baskerville: EIA screening opinion in respect of proposed solar farm. Consultation forwarded by Warwickshire Branch. A very large area of farmland on both sides of the Ashby Canal south of the A5 adjoining Hinckley. Proposed solar farm covering 17 fields spread over nearly a square kilometre. Visited site and photographed views from canal. Land rises gradually on both side of canal so nearly all visible. Views to the west above and through gaps in towpath hedge and largely open on the east side. Environmental Impact Assessment should be required including assessment of visual impact, loss of amenity and consequential damage to the canal's visitor economy.

Hinckley & Bosworth BC.

- Unit G and H, Maple Drive, Hinckley: Erection of 3 industrial buildings. Set back from canal behind high towpath hedge and landscaping strip. No objection subject to reinforcement and maintenance of hedge. [Online response].

Greater Birmingham & Solihull LEP.

- Invitation to Strategic Spatial Framework Plan workshop in Birmingham on 10 December. Declined, but asked to be kept informed about progress.

Decisions on Previous Applications:

Stafford BC.

- Canalside Farm, Mill Lane, Great Haywood: Internal alteration, conservatory, two storey porch and flat roof alterations. (No objection). Permitted.

Lichfield DC.

- Outbuilding adjacent to Cranfield House, Church Road, Alrewas: Conversion and extension of existing outbuilding to form one new detached dwelling, construction of a new detached garage. (No objection). Granted subject to supplementary planting along canal boundary.

East Staffordshire BC.

- Land at Branston Bridge, Branston Road, Tatenhill: Change of use from agricultural land to sports ground, erection of two storey clubhouse and grandstand, formation of new access, parking, floodlighting, freestanding covered terrace, landscaped bunds, banked spectator area and landscaping. Extension of time limit for Burton Rugby Club. (Objection). Permitted.

- Lorlec Ltd., Horninglow Road North, Burton on Trent: Erection of an 18 metre high mobile phone mast together with associated equipment cabinets and 1.8 metre high palisade fencing. (No objection). Withdrawn.

Hinckley & Bosworth BC.

- Sedgemere, Station Road, Market Bosworth: Demolition of existing bungalow and associated outbuildings and erection of 57 dwellings and associated works, conversion of engine shed into visitor centre and formation of 10 allotments and an ecological mitigation area. (Objection). Granted.

- Western Power Distribution, Nutts Lane, Hinckley: Demolition of existing stores and erection of new stores. (No objection). Withdrawn.

Philip G Sharpe
Planning Officer
IWALP187