

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 2/12/2014 & 13/1/2015

Stafford BC.

- Land adjacent to Units 3 to 4 Neptune Business Park, London Road, Pasturefields: Warehouse building with parking, balancing pond and closure of existing access. Recent consent for a relocated office building on this site not implemented. A large featureless warehouse across the road from the canal and partly screened by canalside trees but with significant gaps and no clear landscaping plan to improve this. Objection.

South Staffordshire DC.

- Land off Gravelly Way, Four Ashes: Reserved matters details of scale, layout, appearance and landscaping for Plot 1. A large warehouse building but this plot is away from the canal. Includes a detailed landscaping scheme for the whole site which answers our earlier objections. Previously proposed canalside earth bunding which would have destroyed the existing mature woodland has been replaced by retention of the canalside woodland backed by additional native woodland planting. Layout of Plot 3 should be amended to move the building and noisy HGV loading and parking further from the canal. Consent for overall site should secure removal of the 3 redundant road, pipe and foot bridges over the canal.

Cannock Chase DC.

- Land at Wheelhouse Road, Rugeley: Residential Development; erection of 72 dwellings, 62 affordable, including access, landscaping and all associated works. See also Lichfield DC below (Land adjacent A513 Armitage Road). The site is mostly in Lichfield which is the lead authority. Not consulted by CCDC but copied response because the area objected to is in CCDC.

- Local Plan Part 2, Green Belt Review: Consultation on methodology and land parcels to be assessed. No comment.

Walsall MBC.

- York's Bridge Replacement Scheme: Letter from Principal Engineer with copies of latest plans showing addition of an access path to the canal towpath on the southeast side of the new bridge. Welcomed, but the path ends at a grass verge and there should be at least a paved area alongside the road for people to cross, or preferably continue the footpath along the east side of Norton Road to avoid having to cross this busy road. Also surprised to see the removal of the footpath connection from the new road to the existing track across the common on the northwest side of the bridge, as this was agreed as an amendment to the planning application plans. Copied to the Case Officer for clarification. [Email response].

- Former Wernicks Hire Site, Apex Road, Brownhills, Walsall: Change of use to metal recycling facility, including re-cladding of existing building, installation of a weighbridge and erection of a 5m high boundary wall. Amended plans. Pleased that height of canalside boundary wall reduced from 5 or 6 metres to 4 or 5 metres and site boundary extended to include planting of gaps in towpath hedge, as we requested. However, there are no details of the planting scheme, still no details of the appearance of the concrete wall, the location of the storage bays is missing from the plan, neither the cross sections nor the planning statement have been updated, and there is no information on limiting noise from reversing sirens. Therefore objection maintained pending further information. [Email response].

- Stable rear of 211-212 Norton Road, Pelsall: Alerted by BCNS to work taking place on the derelict stables building on the Cannock Extension Canal by Friar Bridge near Pelsall Junction, recently sold by auction. No planning application but a building regulations application for "possible demolition/clearance work". Received response from Building Control Officer that work is to tidy the site only with no plans for demolition.

- Units 1-14, Maybrook Industrial Estate, Maybrook Road, Brownhills: Formation of car park with ancillary works. Away from canal behind units. No comment.

Lichfield DC.

- Land south of Kings Bromley Road, Alrewas: Erection of 10 dwelling houses, formation of new vehicular access and associated works. On the towpath side adjacent to Bagnall Lock and extending towards the bypass bridge. A continuous row of large two storey houses with minimal separation and very small gardens. Objection in principal; damaging to the canal's rural setting and tourism value; largely within the Alrewas Conservation Area and adjacent to the Trent & Mersey Conservation Area; would damage the setting of Bagnall Lock, bridge, wharf and cottages and block views of the former Old Boat public house; contrary to the Local Plan and outside the village settlement boundary; contrary to various policies of the Alrewas Neighbourhood Plan; unsustainable loss of agricultural land; and inappropriate high density appearance.

- Land adjacent Huddlesford Bridge, Broad Lane, Huddlesford: Erection of a joinery workshop and storage building. Amended plans. Minor changes to site boundary, access, turning area and position of building. Not re-consulted, but according to CRT response the application now excludes fuel sales, hire boat mooring and boat fit-out on site.

- Land at Gorse Lane, Fradley: Provision of a landscaped balancing pond. On the offside of Coventry Canal, west of Gorse Lane. Largely screened from the canal by existing woodland. No objection. [Email response].

- The New Lodge, Kings Bromley Road, Alrewas: Change of use and refurbishment of barn and Jaipur Restaurant to form 4 apartments and erection of 2 four bedroom dwellings and associated works. The Jaipur, formerly the Old Boat PH, is an attractive and prominent building in the Conservation Area and pleased that the frontage will remain largely unaltered, with removal of the single storey pub extensions to the rear. The conversion of the barn to a house is of acceptable design, and the 2 new houses will have only limited visibility from the canal. Therefore no objections. [Email response].

- Land adjacent A513 Armitage Road, Armitage, Rugeley: Residential Development of 72 new homes, including 62 affordable homes, access, landscaping and all associated works. On both sides of the canal between the bypass and the industrial estate. Previous consent for a mixed use residential, commercial and local retail centre development around a small canal basin was not implemented and has lapsed. Residential use acceptable in principle and layout and design generally appropriate, with 2 storey brick housing largely facing the canal across access roads and driveways. Towpath hedge retained and some new planting with low railings and gated access to the towpath, which should be conditional on funding towpath surface

improvements. The Ash Tree Boat Club moorings are retained on the offside with 2.2m high railings for security. Three houses in the corner of the site are too close to the canal and the layout should be revised to maintain the 10m landscaped corridor of the adopted 1996 Lea Hall Site Development Brief.

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Outline for residential development for up to 75 residential units including details of access and layout. Between the marina and the fishing lake on an area previously approved for a hotel. Second application identical to previous one which is subject to appeal, so comments as before; no objection in this location but concerned it could set a precedent for further housing development on the site. / Notice of hearing for Appeal against non-determination of first application on 20th Jan at Burton Town Hall.
- Land adjacent to Burton Gateway, Lichfield Road, Branston: Outline for employment uses with ancillary offices together with associated car parking, servicing, landscaping, drainage works, earth works and other ancillary works including details of means of access. 3 large warehouse units on the other side of the A38 from the canal with landscape screening. No comment.
- Land southeast of Bonthorne Farm, Dogshead Lane, Barton under Needwood: Extension to pig finishing unit comprising the erection of two livestock buildings with food storage hopper, manure store and associated works. Behind existing pig farm buildings one field away from the canal. No comment.

Tamworth BC.

- Pre-Submission Local Plan consultation: Proposes an Urban Extension of at least 723 houses at Dunstall Lane alongside the Birmingham & Fazeley Canal. Repeated our objections to the Draft Local Plan made in May. Although housing may be less visually intrusive than large industrial buildings, it would still be a highly incongruous finger of development protruding into the rural landscape between the canal and Green Belt on one side and the valley of the River Tame on the other. It would damage the canal's rural environment, tourism potential and economic benefits, and would damage the setting of Dunstall Bridge and Dunstall Farm Bridge which are both Listed Buildings. Previous proposals for development here were rejected by Inquiry reports in 1999 and 2005. It is not sustainable to destroy agricultural land, to build on greenfield sites when brownfield sites are available elsewhere, and the site is isolated from other housing areas with access to facilities dependant on car travel. It should be protected from development by addition to the Green Belt.

Hinckley & Bosworth BC.

- Site Allocations and Development Management Policies, Pre-Submission Proposed Modifications consultation: Allocated site for 610 houses on west side of Hinckley amended to 850 and to mixed use with extended site boundary, but extension away from Ashby Canal. No comment.

Department for Transport / HS2 Ltd.

- Commented on draft of IWA's response to the Fradley to Crewe Safeguarding consultation.

Decisions on Previous Applications:

Staffordshire County Council.

- Extension to Cranebrook Quarry, A5 Watling Street, Muckley Corner, Brownhills: Screening Opinion request. Proposed eastern extension to quarry and reclamation, including creation of a marina linked to Wyrley & Essington (Lichfield) Canal restoration. Environmental Statement is required.

South Staffordshire DC.

- 30 Kings Road, Calf Heath: Proposed alteration and extension to existing house, alteration, extension and conversion of existing games room to a dwelling, with associated access and landscape. (No objection). Plans amended to remove additional new house. Approved.

Walsall MBC.

- Land within The Lea opposite Shakespeare Crescent, Walsall. Proposed balancing pond to facilitate storm water runoff to Goscote Lane regeneration area sites A and D. (Objection). Further correspondence with TFATL about the Infiltration Basin. / Granted, but conditional on demonstrating within 2 months that the structural integrity of the canal will be maintained.

Lichfield DC.

- Land at Ogle Lock Marina, Lichfield Road, Brownhills: Without planning permission, the change of use of the land from a marina, to a mixed use of a marina and the use of the land as a civil engineering contractor's yard including the open storage of materials for use in civil engineering contracts. Appeal Decision; appeal dismissed because inappropriate development in the Green Belt not justified by very special circumstances. Enforcement notice upheld to: Cease the use of the land as a civil engineering contractor's yard, and permanently remove all stored materials from the land, within 12 months from Sept. 2014.

Tamworth BC.

- The Gate Inn, Tamworth Road, Amington: Retrospective application for the extension of the beer garden onto the car park and construction of shed booth seating. Seating is "in the shape of a canal barge". (Not consulted). Approved.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 13/1/2015 & 10/2/2015

Stafford BC.

- Land adjacent to Units 3 to 4 Neptune Business Park, London Road, Pasturefields: Warehouse building with parking, balancing pond and closure of existing access. Amended plans with minor reduction in height and additional tree planting on roadside, but with previously proposed canalside planting removed. Objection maintained. [Email response]. Since Permitted.

South Staffordshire DC.

- Site Allocations & CIL Viability Consultation: Invitation to developers for a workshop about methodology to be used for a Community Infrastructure Levy consultancy study. No response.

Lichfield DC.

- Pill Box, Tame Aqueduct, Atherstone Street, Fazeley, Tamworth: Installation of 2 fixed window grilles and gate. Concrete wartime pill box on the offside at the end of the aqueduct. Retrospective application by CRT for work done to prevent access by vandals and anti-social behaviour. Supported. [On-line comment].

East Staffordshire BC.

- Local Plan Examination, Revised Sustainability Appraisal: Consultation on revisions following Inspector's findings. No comment.

- Land adjacent to Pirelli Factory, Derby Road, Stretton, Burton: Reserved Matters application for the erection of 299 dwellings including details of landscaping. The landscaping plans are acceptable, but other matters including details of the drainage swale and towpath improvements remain outstanding. [Email response].

Tamworth BC.

- The Anchor Inn, Glascote Road, Glascote, Tamworth: Full reconstruction of the existing retained building frontage. Previous permission to convert and extend the former public house as a shop. No change to appearance from canal. No comment.

North Warwickshire BC.

- Community Infrastructure Levy and Meaningful Gap consultations: No comment on CIL. The "Meaningful Gap" is a Core Strategy policy to protect the open land between the Tamworth boundary and Polesworth/Dordon which is under pressure from the outward growth of Tamworth. The Assessment recommends inclusion of all the areas adjoining the Coventry Canal in the Meaningful Gap which is to be protected from any significant development. Supported.

Nuneaton & Bedworth BC.

- Former allotments north of The Bull Ring, Nuneaton (Boot Wharf): Erection of 54 dwellings. Amended plans, including replacement of one canalside house by garages. Copied letter from CRT addressing IWA concerns about land take, noise fencing and access: details of noise fencing and access swept path diagram to be submitted as we requested but no concession on reduction in Star Line Boats operational land, therefore objection maintained. [Email response].

Department for Transport / HS2 Ltd.

- Email from Canon Peter Stephens congratulating the Branch on our success with the Handsacre Link, and follow up correspondence. / Comments on the draft CRT/LHCRT Cappers Lane Area Design Constraints document.

Decisions on Previous Applications:

Stafford BC.

- Land adjacent to 1 Meadow Ridge, Baswich, Stafford: New dwelling. (Objection unless screen planting). Amended plans reducing the visual impact on the canal (not re-consulted). Approved.

Lichfield DC.

- Local Plan Strategy, Inspector's Report: The Plan with the previously proposed Main Modifications is approved. Includes more housing at Fradley and the 2 Green Belt sites at Cricket Lane and Deans Slade Farm but with the agreed references to integration of the route for a restored Lichfield Canal. The Minor Modifications include safeguarding the route for the restored canal and heritage towpath trail, qualified by connection to the canal network being subject to water supply study and Cannock Extension Canal SAC assessment.

- Land south of Hademore House Bridge, Fisherwick Road, Whittington, Lichfield: Installation of a 3 bladed, 500kw wind turbine with hub height of 60m and tip height of 86.5m and associated works and facilities. 2013 application. (Objection and Refused). Appeal allowed, subject to landscape planting scheme including alongside canal.

Philip G Sharpe
Planning Officer
IWALP211

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 10/2/2015 & 5/3/2015

Stafford BC.

- Land at Great Haywood Cliffs, Main Road, Little Haywood: Work to trees in Conservation Area. National Trust application including land between canal and railway, including felling several trees undermined by canal bank erosion, removing overhanging branches, etc. Not open to consultation. / Changes later made to reduce the canalside felling. Approved.

South Staffordshire DC.

- Draft Open Space Strategy consultation: Includes IWA's response to Open Spaces consultation in 2013. Various references to canal towpaths, the need to improve the Wyrley & Essington Canal Walk, to work in partnership with CRT, and to continue work on issues in relation to the restoration of the Hatherton Branch Canal. No further comments.

- Otherton Boat Haven, Otherton Lane, Penkridge: Demolition of existing part temporary and part permanent structures and replacement with a new permanent building. Replacement of 7 smaller buildings and sheds of untidy appearance by a new two storey building in the same area, including a function room and residential accommodation for a manager for security reasons. Will improve the appearance, security and facilities of the site. Supported. [Email comments].

Walsall MBC.

- Land off Goscote Lane: Variation of Conditions 3, 4 & 5 of previous permission, to extend the timescale for submission of details. Condition 4 requires further details of the infiltration basin to demonstrate maintenance of the structural integrity of the W&E Canal. No objection. [Email response].

- College Farm, Bosty Lane, Aldridge: Screening Opinion as to whether an Environmental Statement is required for erection of ground mounted solar panels and ancillary structures (solar farm). More than 18,000 modules up to 2.4m high covering 4 fields including one adjacent to canal opposite Park Lime Pits. Close to site of proposed wind turbine refused on appeal in 2013. An ES should be required due to its size and visual impact on Green Belt and canal. [Online response].

- McKechnie Metals Ltd. Middlemore Lane, Aldridge: Demolition of all buildings within the site. No objection. [Online response].

Lichfield DC.

- Land north of Dark Lane, Alrewas: Residential development of 121 dwellings together with associated access, parking, public open space and landscaping. Housing area reduced again and now distant from canal. No objection. [Email response].

- Local Plan Strategy: Notice of Adoption.

- 5 Mays Walk, Alrewas: Single storey rear extension to form orangery. No objection. [Email response].

East Staffordshire BC.

- Local Plan Examination: Notes and draft revised programme for resumed hearings. Confirmed IWA attendance at Site Session hearing on 19 May and requested clarification about the status of Lawns Farm site; subsequently received.

Tamworth BC.

- Local Plan Submission Document: Notice of submission. Supporting documents seen include Site Selection paper and Council's response to Representations.

- Tamworth Municipal Golf Course, Eagle Drive, Amington: Outline application for the demolition of clubhouse and construction of approximately 1100 dwellings, primary school, local centre, parking, comprehensive green infrastructure comprising community woodland, community park, extension to local nature reserve, formal and informal open spaces, footpaths, cycleways, water areas (including enhancements to existing ponds and creating a sustainable urban drainage system), landscaping and vehicular access. The site borders the Coventry Canal from Hodge Lane Bridge 63 east to near Alvecote Marina. Proposed extension to Local Nature Reserve alongside canal including protected trees and drainage ponds with housing area set back from canal by 80m or more. No objection, subject to detailed design. [Email response].

North West Leicestershire DC.

- Moira Fire Station, Shortheath Road, Moira: Demolition of existing fire station and erection of a new retail unit with associated car parking, landscaping and site works. No objection. [Email response].

Department for Transport / HS2 Ltd.

- Comments to Gren Messham on Stratford-on-Avon DC evidence to Select Committee proposing a lower alignment crossing under the Oxford Canal near Wormleighton with reduced visual and noise impacts.

Decisions on Previous Applications:

East Staffordshire BC.

- Land adjacent to Pirelli Factory, Derby Road, Stretton, Burton: Reserved Matters application for the erection of 299 dwellings including details of appearance, scale and layout (Revised layout). (No objection). Approved.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 5/3/2015 & 7/4/2015

South Staffordshire DC.

- Heathfield, Ball Lane, Coven Heath: Replacement dwelling. Previous dwelling burnt down and plot cleared. Bungalow in plot set back from towpath and partly screened by boundary vegetation. Acceptable design but would prefer traditional tile roof rather than metal sheeting. No objection. [Online comment].
- Otherton Boat Haven, Otherton Lane, Penkridge: Demolition of existing part temporary and part permanent structures and replacement with a new permanent building. Amended plans, removing upper storey function room and external staircase. Supported. [Email response].

Cannock Chase DC.

- Land adjacent A513 Armitage Road, Rugeley: Residential Development of 72 new homes, including 62 affordable homes, access, landscaping and all associated works. Amended Plans. Three houses in the corner of the site close to the canal replaced by two houses set further back, as we requested. No further objection, conditional on funding towpath surface improvements. [Email response].

Walsall MBC.

- 2a Middleton Road, Brownhills: Erection of 2 four bed detached houses on land adjacent to 2a Middleton Road and erection of two storey and single storey extensions to existing house at 2a and erection of detached double garage for 2a and single detached garage for Plot 2. Adjacent to Anglesey Branch between Middleton Bridge and railway aqueduct. Extension of 2a and the garage are acceptable, but both new houses are too close to the canal on the edge of a steep and potentially unstable slope with no room for replacement planting and landscaping. If redesigned, the site could accommodate one additional house but this proposal is gross over-development. Objection. [Email response].
- Weinerberger Ltd. Sandown Works, Stubbers Green Road, Aldridge: Erection of brickworks without compliance with amended condition to allow an increase in the limit on imported clays from 65% to 95%. Existing brickworks. No objection. [Online response].

Lichfield DC.

- Community Infrastructure Levy, Draft Charging Schedule Consultation: Sets CIL rates for housing and retail. No comment.
- Alrewas Neighbourhood Plan consultation: The Plan recognises the value of the Trent & Mersey Canal and the Conservation Area throughout the text and in several supportive policies, and proposes a Local Green Space designation above and below Alrewas Lock. But the suggested housing allocation on greenfield sites on both sides of Bagnall Lock conflicts with these policies and would damage the environment of the canal. The plans should be amended to remove development to the West of the village and increase the allocation to the North where the Dark Lane site application can provide all the housing allocation without damaging the canal or the Conservation Areas.

East Staffordshire BC.

- Land southeast of Bonthorne Farm, Dogshead Lane, Barton under Needwood: Extension to pig finishing unit comprising the erection of two livestock buildings with food storage hopper, manure store and associated works. Additional information. Away from canal. No comment.
- Land adjacent to Pirelli factory, Derby Road, Stretton, Burton: Minor material amendment for a mixed use development scheme ... without complying with condition of outline permission relating to flood risk assessment. Remove requirement to raise floor levels. No comment.

North Warwickshire BC.

- Clock House, Atherstone Road, Hartshill: Change of use/continuation of use of building to use as a teaching facility. One of the former office buildings used by the Landgirls Cookery School. Previous temporary consent has expired. No objection. [Email response].

Nuneaton & Bedworth BC.

- 50 Clement Street: Two storey extension to side/rear, single storey extension to rear. House below level of towpath and screened by hedge. No comment.

Hinckley & Bosworth BC.

- Land northeast of Triumph Motorcycles Ltd, Dodwells Road, Hinckley: Erection of up to 850 dwellings, retail units, a primary school, community facilities including sports pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access and associated infrastructure (outline – access only). Two fields away and not readily visible from Ashby Canal. No comment at this outline stage.
- Land south of Poplar Terrace, Congerstone: Erection of 10 dwellings with public open space provision, landscaping and associated infrastructure. About 80m at closest to Ashby Canal and acceptable designs. No objection. [Online response].
- Site Allocations and Development Management Policies DPD: Notice of submission for examination.

Environment Agency.

- The Trent Valley Staffordshire Management Catchment consultation: Statistics on water quality classification, reasons for poor quality and proposed measures to improve it, but rather generalised with few specific actions identified. Mentions canals but nothing proposed that would affect their water supply or use. No comment necessary.

- The Tame, Anker and Mease Management Catchment consultation: As above. Commented on several errors in references to canals. [Online response].

Department for Transport / HS2 Ltd.

- Received notes of HS2 Working Group meeting 5/3/2015 including the latest draft Cappers Lane drawings. These show the canal diversion with 100m radius curves, full width and 3.3m headroom. The replacement Cappers Lane Bridge would be close to Watery Lane Bridge with a new mooring arm and slipway for Lichfield Cruising Club. Some issues of access, parking, noise barriers, etc. are still to be resolved. The Alternative Provisions plans are expected to be finalised by July. / Commented on the latest plans for Woodend which are satisfactory for the railway but include the diverted Wood End Lane running between the railway and the canal and rising onto embankment to bridge the railway with a slip road to the lock cottage. The visual and noise impact on the canal of the elevated road could be reduced by keeping the bridge east of the canal bend as previously indicated. Contacted HS2 and SCC about a meeting. / Commented on noise and other issues affecting Harefield Marina.

Decisions on Previous Applications:

South Staffordshire DC.

- Truckers Rest, Watling Street, Four Crosses, Cannock: Proposed crematorium, chapel, offices, reception, associated car parking and access. (No objection). Refused.
- The Firs, Straight Mile, Calf Heath: Existing office conversion to separate dwelling and detached garage; detached garage to The Firs; demolish existing workshops; construct detached bungalow with floor area and volume no greater than the workshops. Outline application. New bungalow adjacent to Hatherton Branch Canal. (Not consulted). Approved.

Walsall MBC.

- Former Wernicks Hire Site, Apex Road, Brownhills, Walsall: Change of use to metal recycling facility, including re-cladding of existing building, installation of a weighbridge and erection of a 5m high boundary wall; Amended Plans. (Objection). Refused.

Lichfield DC.

- Pill Box, Tame Aqueduct, Atherstone Street, Fazeley, Tamworth: Installation of 2 fixed window grilles and gate. (Supported). Permitted.

Tamworth BC.

- The Anchor Inn, Glascote Road, Glascote, Tamworth: Full reconstruction of the existing retained building frontage. (No comment). Permitted, with condition to protect stability of slope down to Coventry Canal, but wrongly attributed to IWA rather than CRT !

Philip G Sharpe
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IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 7/4/2015 & 9/6/2015

Stafford BC.

- Land corner of and adjacent to plot at Meadow Ridge, Baswich, Stafford: New dwelling on plot 2, land adjacent 1 Meadow Ridge: Set back from canal. No objection. [Email response].
- Plan for Stafford Borough Part 2: Proposals Document consultation. Includes Settlement Boundaries and Recognised Industrial Estate Boundaries. Nothing new affecting the canals. No comment needed.
- Community Infrastructure Levy, Preliminary Draft Charging Schedule: Consultation on proposed levy on new housing and out-of-town supermarkets and retail warehouses. No comment.

South Staffordshire DC.

- Teddeseley Boat Co. Teddesley Road, Acton Trussell: Proposed change of use for conversion of existing ground floor offices, workshop and ancillary accommodation and first floor apartment into 4 apartments (2 at ground floor and 2 at first floor level). Conversion of the modern (1993) brick building facing the mooring basin into 4 one-bedroom flats, with only limited external changes other than addition of 2 small balconies, patio and garden area and 1.5 metre high wrought iron railings on canal and basin boundaries. Workshop, laundry, reception and office apparently no longer needed due to reduction in hire fleet. Separate boat building shed/workshop behind basin remains. No objection. [Email response]. / Amended Plans. Reduced size of balconies, rearranged parking spaces and landscaping details. No objection. [Email response].
- The Firs, Straight Mile, Calf Heath: Existing office conversion to separate dwelling and detached garage; detached garage to The Firs; demolish existing workshops; construct detached bungalow with floor area and volume no greater than the workshops. (Outline consent). Requested consultation on Reserved Matters for siting, design and access of proposed canalside bungalow, which should take account of restoration proposals and route safeguarding of the Hatherton Branch Canal. [Email comment].
- Local Plan: Site Allocations Update newsletter received.

Walsall MBC.

- Biffa, Westgate, Aldridge: Erection of a 6m high litter fence on the north western and south western boundaries of the site. Intended to catch wind-blown litter spilling from waste bales being stored outside the waste transfer station building, but the fence itself would be an eyesore when covered in litter and the promised regular cleaning would be difficult with bales stacked right against the boundary. Not an appropriate solution. Outside storage should not be permitted and enforcement action should be taken to remove it. Fortunately the canal is reasonably well screened by trees and shrubs on the bank between the towpath and the building but the woodland is extensively littered and should be cleaned up. Objection. / Received copy of similar response from BCNS. / Amended plans including a 4m high fence on the north eastern boundary, away from canal. Claim that waste will just fall off the fence when the wind drops is unconvincing, and challenged claim that outside storage was permitted by a 2007 Certificate of Lawful Use. Objection maintained. [Email response].
- Land at Silver Court, Silver Street, Brownhills: (removal and amendment of conditions). Includes raising the ground level of 4 storey canalside apartment block by 2 metres which will make it even more prominently visible from the canal. Design of the block is plain and uninspiring and should be reviewed and improved. [Online response].
- Land in Carl Street, Bloxwich: Erection of 66 one and two bedroom apartments with associated landscaping and parking. A four storey block facing the canal of acceptable design. No objection. [Online response].
- Telecommunications Equipment, Colliers Close, Coppice Side Industrial Estate, Brownhills: Replacement of 6 existing antennas by 9 new antennas mounted on new support structure at the top of the existing mast, etc. No comment.
- Brico, Stubbers Green Road, Aldridge: Demolition of former repair facility and erection of 8 two bedroom and 3 one bedroom apartments. Canalside trees to be retained and design acceptable. No objection. [Online response].
- Stop Buildings, Rear of 211-212 Norton Road, Pelsall: Reconstruction of former stable building for commercial use. Repair of partly collapsed stables and shed for use as offices in connection with adjacent boat mooring. Supported. [Email response].

Lichfield DC.

- Bear Cottage, Heath Gap, Fradley: Single and two storey side and rear extensions to form garage, games room, kitchen, family room, bedrooms and en suite together with porch to front. No objection. [Email comment]. / Since refused.
- Land rear of 20 Kings Bromley Road, Alrewas: Change of use of land to domestic garden. Part of car park of Jaipur Cottage (formerly the Old Boat PH). No objection. [Email comment].
- Local Plan Strategy: Advice to L&HCRT on the omission of previously agreed wording on canal bridges and infrastructure provision for the Lichfield Canal from the adopted version of the Local Plan. / Letter to Spatial Policy & Delivery Manager summarising our representations and their responses and requesting an explanation and corrective action.
- Cricket Lane, Lichfield: Request for scoping opinion for proposed mixed use residential development. The proposed large housing site is adjacent to the Tamworth Road section of the Lichfield Canal. The additional traffic at the Cricket Lane/Tamworth Road junction will preclude reinstating the original canal level and require a lowered channel and a new bridge which should be provided by the development. The Environmental Statement should include traffic flow and junction modelling, outline bridge design and service diversions. It should also include location of open space areas and community facilities adjacent to the canal recreational corridor, biodiversity enhancement linkages, recognition of the canal heritage and possible contribution to sustainable drainage.
- Deanslade Farm, Lichfield: Request for scoping opinion for proposed mixed use residential development. The proposed large housing site is adjacent to the diverted section of the Lichfield Canal alongside the bypass (Falkland Road). The new canal bridge needed at the Claypit Lane junction with the bypass should be constructed at the same time as the Fossey Lane junction remodelling to avoid future disruption to the main site access, and financed by the development. Completion of the canal channel earthworks and towpath trail would also benefit the development and enhance property values. The canal channel can also assist with site drainage. / Attended public exhibition of proposals and completed feedback form about the requirements for a canal bridge and earthworks, and the benefits from fully constructing the canal adjacent to the site.
- Lichfield Canal restoration: Meeting with L&HCRT directors to discuss planning issues with Lichfield Local Plan, Cricket Lane and Deanslade Farm sites, also Hatherton Canal route protection and HS2 update.

East Staffordshire BC.

- Marstons Brewery, Shobnall Road, Burton on Trent: Minor Material Amendment to previous permission for erection of four warehouses by re-siting the four detached warehouses to form four attached warehouses. No objection. [Email response].
- Local Plan Examination: Received revised agendas for hearing sessions. Lawns Farm site no longer for discussion as planning permission given.

Tamworth BC.

- Local Plan Examination: Attended Pre-Hearing Meeting (27 March). / Sustainability Appraisal Addendum consultation. No comment. / Pre-Hearing Meeting Notes and Draft Hearings Programme update published. / Submitted Examination hearing evidence statement objecting to proposed canalside housing site at Dunstall Lane.

North Warwickshire BC.

- Britannia Works, Coleshill Road, Atherstone: Proposed part demolition, new build and refurbishment to create 54 new residential dwellings with associated works. Replacement of derelict hat factory buildings by a mixture of houses and apartments with some canalside landscaping and a boat lay-by. No objection. [Email comment].
- 2 Miners Walk, Polesworth: Erection of bedroom extension. No objection. [Online comment]. / Since Granted.

Nuneaton & Bedworth BC.

- Former allotments north of The Bull Ring, Nuneaton (Boot Wharf): Erection of 53 dwellings. Further correspondence with CRT about amended layout plans, noise fencing and vehicle tracking diagram. [Email comments]. / Since Approved.

Leicestershire County Council.

- Minorca Surface Mine, Site Office, Bosworth Road, Measham: Submission of restoration scheme. Includes winter storage reservoir for use by LCC in the reconstruction of the Ashby Canal, located north of Gilwiskaw Brook. No comment required.

Hinckley & Bosworth BC.

- Land south of Poplar Terrace, Congerstone: Erection of 10 dwellings with public open space provision, landscaping and associated infrastructure. Amended plans. 80m from Ashby Canal and acceptable designs. No objection. [Online response].

Department for Transport / HS2 Ltd.

- Attended meeting with Staffordshire CC on 20/4/15 to discuss Wood End Lane diversion options; and follow-up correspondence. / Report from Gren Messham on meeting in London with CRT to discuss Wood End Lane diversion and Cappers Lane plans.

Decisions on Previous Applications:

South Staffordshire DC.

- Otherton Boat Haven, Otherton Lane, Penkridge: Demolition of existing part temporary and part permanent structures and replacement with a new permanent building. (Supported). Approved.
- Heathfield, Ball Lane, Coven Heath: Replacement dwelling. (No objection). Approved.

Walsall MBC.

- Land off Goscote Lane: Variation of Conditions 3, 4 & 5 of previous permission, to extend the timescale for submission of details. (No objection). Approved 6th May, with a 2 month deadline for submission of details of the infiltration basin to demonstrate maintenance of the structural integrity of the W&E Canal.

Lichfield DC.

- 5 Mays Walk, Alrewas: Single storey rear extension to form orangery. (No objection). Permitted.
- Kingfisher Holiday Park, Fradley Junction: Change of use of access to include provision of additional access to Kingfisher Holiday Park. (Supported). Permitted. Rear access to become the preferred access and estimated to reduce vehicle movements along the towpath by 50-60 per day on summer weekends.

East Staffordshire BC.

- Branston Locks, Lawns Farm, Branston Road, Tatenhill: Outline planning application with all matters reserved for a mixed use development comprising the erection of up to 2500 dwellings, employment, and a local centre providing retail, healthcare and associated community uses, a residential care home, pub and restaurant, a primary school and a hotel including the demolition of all existing buildings and structures on site with the exception of the farmhouse to Lawns Farm, vehicular access connections from Branston Road and Shobnall Road, green infrastructure of public open space, structural landscaping, sustainable urban drainage basins and associated drainage, sports and recreation facilities and a network of walking and cycling routes, and associated infrastructure works and services. (Objection). Conditional approval.
- Land adjacent to Pirelli Factory, Derby Road, Stretton, Burton: Reserved Matters application for the erection of 299 dwellings including details of landscaping. (No objection but other matters outstanding). Approved.

Philip G Sharpe
Planning Officer
IWALP214

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 9/6/2015 & 21/7/2015

Staffordshire County Council.

- Minerals Local Plan: Notice of intended submission and representation procedure. The proposed Newbold North East extension has been cut back to remove the canalside area and Rugby Club site, and the Cranebrook site is required to safeguard and be complementary to the adjacent Lichfield Canal restoration. However, the Calf Heath site still extends right up to the canal, and the 'Area of Search' west of Alrewas and Fradley we objected to is unchanged. Objection. There is no proper consideration of the use of recycled material to reduce the demand for primary aggregates. The allocation of new sites is excessive and will damage the countryside and the canal system. The Area of Search west of the A38 is not justified and should be removed. Previous detailed objections to the draft plan referenced. / Responded to enquiry via Secretary from a Wychnor resident about our previous representations on the Area of Search and copied him the recent response.

South Staffordshire DC.

- 7 The Dell Business Park, Enterprise Drive, Four Ashes: Full height northwest extension to the warehouse with half width lean-to extension and southeast lean-to warehouse extension. Warehouse set well back from the canal with some towpath hedge screening. No objection. [Online response].
- Coven Heath Farm, Ball Lane, Coven Heath: Permission for the management couple of the boatyard to live on their narrow boat located on the Staffs & Worcs Canal. No objection. [Email response].

- Cross Green Caravan, Old Stafford Road, Cross Green: Replacement of permitted Park mobile home with 2 bed bungalow, parking and amenity space. Site now fenced off from the canal side hedge. No objection. [Email response].

Cannock Chase DC.

- Armitage Road, Breerton, Rugeley: Housing being built on former Bradbury & Brown Garage site. Contacted planning officer about apparent differences from approved plans, with housing closer to the canal and of different designs.
- Developer Contributions and Housing Choices Supplementary Planning Documents: Notice of adoption.

Walsall MBC.

- Land adjacent to Calderfields Golf & Country Club, Aldridge Road, Walsall: Driving range and 9 hole academy golf course and associated facilities. Away from the Rushall Canal. No objection. [Online comment].
- 51 Grenfell Road, Little Bloxwich: Reserved matters to outline permission to consider access, appearance, landscaping, layout and scale for a single house. No objection. [Online response].
- Castings PLC, Lichfield Road, Brownhills: Change of use of existing warehouse to industrial including alterations to form staff welfare room and ancillary offices, transfer lobby and plant room under existing canopy. No change in appearance from canal. No objection. [Online response].
- Land lying to the west of College Farm, Bosty Lane, Aldridge: Construction of a solar farm comprising ground-mounted solar panels for electricity production on land to continue to be used for agriculture, together with ancillary equipment, deer fencing, permeable stone access tracks and landscaping and biodiversity enhancements. The site would cover four fields with thousands of panels 1.9m high. Field 4 is a grass field adjoining the canal and although boundary planting is proposed this would take many years to provide visual screening and be of limited effect in winter, so this field should be excluded from the application. However, the whole development is inappropriate in the Green Belt. Objection.
- Former Wernicks Hire Site, Apex Road, Brownhills, Walsall: Change of use to metal recycling facility, including re-cladding of existing building, installation of weighbridge erection of new boundary fencing and planting to the canal towpath. Amended plans following previous refusal. Concrete wall reduced to 4m and 4.5m height and to be painted dark green or 'sky blending' shade, and screened by planting gaps in the canal side hedgeline with native species. No further objections but the height of metal storage piles should be limited to the local height of the wall. [Email response].

Lichfield DC.

- Local Plan Strategy: Response from Spatial Policy & Delivery Manager about the omission of agreed wording on canal bridges and infrastructure provision for the Lichfield Canal from the adopted version of the Local Plan. There is no scope for altering the adopted plan but the details will be incorporated into the revised Infrastructure Delivery Plan to be published shortly. / Consulted L&HCRT about reply. / Replied that the IDP is a non-statutory document and does not carry the same weight as the Local Plan. The South of Lichfield Policy should be corrected or canal requirements could be challenged by the developers. There is nothing in the NPPF to prevent corrections, which should be confirmed by the Planning Inspectorate.
- Land north of Dark Lane, Alrewas: Residential development of 121 dwellings together with associated access, parking, public open space and landscaping. (No objection). Since Refused. / Notice of arrangements for Appeal hearing against refusal of previous application for 140 dwellings, to consider the amended application for 121 dwellings. No action necessary.
- 15 Hints Road, Hopwas: Demolition of outbuilding and erection of single storey extension to form kitchen and breakfast/dining room. No objection. [Email response].
- Fazeley Mill Marina, Coleshill Road, Fazeley: Erection of a single storey building comprising office, fuel stores, showers/WCs and plant room. No objection. [Email response].

East Staffordshire BC.

- Land off Callister Way, Burton on Trent: Engineering operations comprising diversion and relocation of the existing watercourse and associated site preparation works. A minor stream to be diverted alongside the canal to make more room for the approved warehouse development. No comment.
- Land to the east of Efflinch Lane and north of Mill Lane, Barton under Needwood: (Approved plans for 130 dwellings: amendments to house types). No comment.
- 25 Kingsmead, Stretton, Burton: Single storey rear extension. No objection. [Online response].
- Local Plan Main Modifications consultation: Nothing affecting canals. No comment.

Tamworth BC.

- Land at Dunstall Farm: Pre-application - Outline planning for 725 residential dwellings and associated infrastructure. IWA has objected to this housing site allocation which is due to be discussed at the Local Plan Examination on 23 June. It would be premature to give advice on an outline application before the Inspector's report, but if an earlier meeting is arranged then IWA would welcome an opportunity to participate, without prejudice to the principle of the allocation. It is noted that contrary to the Council's suggestion of a pedestrian link north to Lichfield Road this is not included in the outline proposals. [Email response].
- Local Plan Examination: Final hearing programme. / Attended opening session of Examination. / Gave evidence on 23 June about the recreational, economic and heritage impacts of the proposed Dunstall Lane housing allocation on the Birmingham & Fazeley Canal, access issues and loss of agricultural land.

Nuneaton & Bedworth BC.

- Statement of Community Involvement consultation: Other Consultees list should include IWA Lichfield and Warwickshire branches and British Waterways should be changed to Canal & River Trust. [Email response].

Hinckley & Bosworth BC.

- Triumph Motorcycles Ltd. Dodwells Road, Hinckley: Development of 243 dwellings, formal and informal public open space including children's play area, and associated infrastructure including highways, landscaping and sustainable urban drainage system. Land to the northeast of Triumph, the first part of a larger 850 house site, at closest two fields away from the Ashby Canal. No objection provided western boundary trees and hedgerows maintained to help screen site from canal. [Online response].

Environment Agency.

- River Basin Management Plans; Summary of responses to the consultation on the draft update: Noted.

Department for Transport / HS2 Ltd.

- Additional Provisions Explanatory Information plans published showing amended land requirements for the changed alignment around Lichfield, including the Wood End Lane diversion alongside the canal. / Drafted an IWA Petition against AP2 pending release of the full engineering and environmental plans. / Attended HS2 Working Group meeting at Measham. / Received plan of CRT's proposed alternative for the Wood End Lane diversion. / Additional Provisions 2 Environmental Statement and plans published on 17 July for 6 week consultation and 4 week Petitioning period.

Decisions on Previous Applications:

South Staffordshire DC.

- Teddesley Boat Co. Teddesley Road, Acton Trussell: Proposed change of use for conversion of existing ground floor offices, workshop and ancillary accommodation and first floor apartment into 4 apartments. (No objection). Approved.

Lichfield DC.

- Land adjacent Huddlesford Bridge, Broad Lane, Huddlesford: Erection of a joinery workshop and storage building and change of use of agricultural land to a joinery business. (No objection subject to conditions). Refused.

Walsall MBC.

- Proposed de-registration of common land at Pelsall North Common: Needed for construction of a new bridge alongside Yorks Bridge over the Wyrley & Essington Canal. Permission refused by the planning inspector due to lack of a legally binding undertaking to re-register the area of land needed only temporarily during construction.

Philip G Sharpe
Planning Officer
IWALP215

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 21/7/2015 & 14/9/2015

Staffordshire County Council.

- Minerals Local Plan: Received copies of representations from a Wychnor resident against the 'Area of Search' near Alrewas.
- 'Opening the door for housing development in Staffordshire': Invitation to attend promotional event for housing developers. Politely declined.

Stafford BC.

- Land south of Shirleywich, London Road, Pasturefields, Stafford: Construction of 196 berth narrowboat marina, facilities building, dry dock/workshop, pump-out building, car parking, access and landscaping. Between T&M Canal and the A51. Resubmission of 2014 application refused due to lack of information about possible effects on Pasturefields Salt Marsh SAC; now satisfactorily addressed in Hydrological Assessment. Inconsistencies in plans showing different parking and access layout, and changes to design of facilities building. IWA generally supports new marinas subject to appropriate siting and design and site is suitable and buildings design attractive, but previously raised concerns not yet addressed. Reservations about the entrance being on a bend in the main road. Main concern is lack of information about levels and depths and disposal of excavated material. There is limited capacity on southern part of site which is to be largely used for translocated wet grassland. No information on type of lining to be used or any import of clay or export of aggregate materials. Pump-out station between basin and canal but limited access from marina side and no landing stage on canal. Conclude that not acceptable without further information and possible modifications.

South Staffordshire DC.

- Truckers Rest, Watling Street, Four Crosses, Cannock: Proposed crematorium, chapel, offices, reception, associated parking and access. Amended plans following previous refusal. Replaces present lorry park and café, with landscaping planting towards the Hatherton Canal. No objection. [Email response].

Cannock Chase DC.

- Draft Design Supplementary Planning Document and Local List consultation: Welcomed, although addition of reference to canal within Western Rugeley Character Area promised after previous consultation in 2010 is yet to be done. Proposed creation of Local List of heritage assets welcomed and IWA will consider nominating appropriate canal related structures. [Email response].

- Armitage Road, Brereton, Rugeley: Housing being built on former Bradbury & Brown Garage site. Email with photos following up on previous telephoned enquiry about apparent differences from the 2007 approved plans, with housing of different designs, sited closer to the canal, and very close to the mature canalside trees which could threaten their retention. / Reply received over 6 weeks later saying now looking into the matter.

Walsall MBC.

- 237 Sutton Road, Walsall: Two storey side and rear extension. Away from Rushall Canal. No comment. [Email response].
- Telecommunications Mast, Access Road to Home Farm, off Chester Road, Brownhills: Removal of existing 14.7m high monopole, installation of 16.86m high monopole, a cabinet at ground level and associated development including temporary relocation of existing mast to maintain coverage. Rear of Anchor Inn car park. No objection. [Email response].
- Castings PLC, Lichfield Road, Brownhills: Extension to existing warehouse with undercroft parking for an additional 50 cars, turning area, extended canopy and modified balancing pond. Existing large warehouse is visually intrusive so canalside screening of the site should be improved. [Email response].
- Brico, Stubbers Green Road, Aldridge: Demolition of former accident and repair facility and erection of 8 two bedroom and 3 one bedroom apartments. Amended plans. Canalside trees retained and design acceptable. No objection. [Online response].

Birmingham CC.

- Birmingham Development Plan 2031, Proposed Main Modifications and Revised Sustainability Appraisal: Changes include: Peddimore employment site allocation 'Developable Area' defined and slightly reduced in size; canal network to be protected and enhanced as part of Green Infrastructure Network; Lapal Canal preferred restoration route protected; and historically important canal buildings and features to be protected. Commented on SA that the total length of canals within the City is approx 36 miles, not 160. [Email response].

Lichfield DC.

- Local Plan Strategy: Received further response about omission of agreed wording on infrastructure provision for Lichfield Canal from Local Plan. Not lawful to make any further alterations to an adopted Local Plan but the matters raised will be incorporated into the revised Infrastructure Delivery Plan to be published very shortly. IDP informs funding from Developer Contributions, bids for other sources of finance, and the Community Infrastructure Levy to be introduced shortly giving an opportunity to access some funding for the restoration project. / Informed L&HCRT and requested advice from IWA Consultant Planner.
- Land south of Bagnall Lock, Kings Bromley Road, Alrewas: Erection of 15 dwellings, comprising 2 four bedroom, 6 two bedroom and 7 three bedroom, and associated works. The 'horse field' between Bagnall Lock and the bypass. Layout and design acceptable, mostly set back from canal behind open amenity space, track and hedge, but damaging to canal's heritage setting, contrary to Conservation Area appraisal, not allocated in Local Plan, and inadequate road access along narrow track and over canal bridge which could be damaged by large vehicles. Objection. / Correspondence with resident of Navigation House. CRT response echoes our concerns.
- Supplementary Planning Document consultations: Trees, Landscaping & Development SPD; Biodiversity & Development SPD; Rural Development SPD; Sustainable Design SPD; Historic Development SPD. Nothing about canals. No comments.
- The Pippins, land end of St Thomas Way, Rugeley: Creation of landscape bund and associated works. Between new housing estate and the Rugeley Bypass embankment, opposite the Ash Tree moorings. No objection. [Email response].
- Land south of Kings Bromley Road, Alrewas: Erection of 10 dwelling houses, formation of new vehicular access and associated works. Amended Plans, but not re-consulted. Reduced to 8 houses with a block of 4 facing canal and another block end on to canal. Misleading artist's impressions show 2 storey dormer houses but elevations and plans show higher 3 storey blocks. Objection maintained. [Email comment].

Tamworth BC.

- Land adjacent Coventry Canal, Amington: Re-routing of existing pipeline beneath the Coventry Canal. Pipeline arched over canal by former golf course east of Amington. No objection. [Online comment].
- Local Plan Main Modifications: Consultation on Main Modifications and publication of Other Modifications. No comment.

West Midlands Integrated Transport Authority.

- 'Movement for Growth' Strategic Transport Plan, consultation draft: A single reference to cycle route 'quietways' using canal towpaths, but no details. No comment.

Department for Transport / HS2 Ltd.

- Reviewed all the Additional Provisions 2 documents and plans, consulted Lichfield Cruising Club and redrafted the IWA Petition; since deposited. / Contributed notes for the Supplementary Environmental Statement response concerning objections to the proposed diversion of Wood End Lane, access to the replacement section of the Lichfield Canal, and the lack of replacement moorings and slipway for Lichfield Cruising Club. / Errors and inconsistencies identified in SES documents. Consultation period since extended. / Received copy of CRT Petition. / Provided notes on other relevant petitions.

Decisions on Previous Applications:

Stafford BC.

- Land corner of and adjacent to plot at Meadow Ridge, Baswich, Stafford: New dwelling on plot 2, land adjacent 1 Meadow Ridge. (No objection). Allowed.

Cannock Chase DC.

- Ravenhill Ward Social Club, Armitage Road, Rugeley: Change of use from social club to 3 bedroom bungalow. Very close to offside edge of canal. Decision made but no information. Would not have objected, but enquired why neither IWA nor CRT was consulted. [Email comment].

South Staffordshire DC.

- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: Use of land for stationing caravans for residential purposes for additional 3 gypsy pitches together with formation of hardstanding and utility/dayrooms ancillary to that use. Extension to existing traveller site. (Not consulted). Refused, due to Green Belt.

- Coven Heath Farm, Ball Lane, Coven Heath: Permission for the management couple of the boatyard to live on their narrow boat located on the Staffs & Worcs Canal. (No objection). Approved.

- Cross Green Caravan, Old Stafford Road, Cross Green: Replacement of permitted Park mobile home with 2 bed bungalow, parking and amenity space. Site now fenced off from the canalside hedge. (No objection). Refused, due to Green Belt.

Walsall MBC.

- Biffa, Westgate, Aldridge: Erection of a 6m high litter fence on the north western and south western boundaries of the site, and amended plans including a 4m high fence on the north eastern boundary. (Objection). Granted.

Lichfield DC.

- The New Lodge, Kings Bromley Road, Alrewas: Change of use and refurbishment of barn and Jaipur Restaurant to form 4 apartments and erection of 2 four bedroom dwellings and associated works. (No objection). Permitted.

- Land rear of 20 Kings Bromley Road, Alrewas: Change of use of land to domestic garden. (No objection). Granted.

East Staffordshire BC.

- Marstons Brewery, Shobnall Road, Burton on Trent: Minor Material Amendment to previous permission for erection of four warehouses by re-siting the four detached warehouses to form four attached warehouses. (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP216

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 14/9/2015 & 19/10/2015

South Staffordshire DC.

- Otherton Hall Farm, Otherton Lane, Penkridge: Replacement of timber stables and retention of floodlit ménage. No objection. [Email comment].

- Local Plan Newsletter: Site Allocations Preferred Options Document publication delayed until December.

Walsall MBC.

- Site Allocation Document, Preferred Option & Policies Map consultation: No new canalside employment allocations and the canalside housing allocations are sites already considered or on derelict industrial land. All of the 7 large Green Belt sites and 3 other canalside open spaces that we objected to in the 2013 Issue & Options consultation have been excluded. Support the Policy EN4: Canals which encourages provision of moorings and canal facilities, good design of canalside development, improved access, retention of heritage features, towpath improvement contributions, and protection of restoration routes, etc. Proposed Greenways on towpaths should not encourage fast cycling that could be a danger to walkers, anglers and other users.

- Land southeast of Longwood Lane Bridge, Longwood Lane, Walsall: Fell Alder tree on edge of canal. On Longwood Boat Club moorings; tree is pushing over piling and unsafe in high winds. (Not consulted). No comment.

Lichfield DC.

- Land between Daisy Lane and Canal, Daisy Lane, Alrewas: Construction of a 60 berth canal boat marina including jetties, walkways, workshop/toilet block, service quay, facilities building, parking, landscaping and associated works. Generally welcome new off-line mooring basins but concerned that these could add to congestion at Fradley Junction. In a rural area but well designed layout with landscaping that will limit visual impact on Conservation Area. However, the large boathouse workshop building suggests a commercial operation that could be intrusive, noisy and affect road safety on Daisy Lane. Moorings should exclude hire boat and time-share use to limit congestion, and workshop outside storage should be prohibited to limit clutter. Incorrect information given about other nearby off-line moorings and growth in boat use, and disappointed that IWA's Moorings Policy has been misleadingly misquoted. / Further consultation on applicant's response to our comments and Staffordshire Highways objections. Pleased with confirmation that will not include hire fleet or large scale boat building, but now refers to fuel sales not shown on plans, piling around marina entrance not shown, estimate of boat usage is too low, and new reference to land alongside each mooring which could be used for inappropriate sheds or outside storage. Highways response reveals a large volume of spoil to be moved off-site to an undisclosed location on nearby farmland, with an underestimate of the number of vehicle movements required.

- Bear Cottage, Heath Gap, Fradley: Single and two storey side and rear extensions to form garage, games room, kitchen, family room, bedrooms and en suite together with porch to front. Resubmission after refusal. Amended design with frontage matching existing property. No objection. [Email response].

- Alrewas Neighbourhood Plan Examiners Report: Recommends numerous changes and extensive deletions including removal of a policy requiring developer funding of additional canal facilities and a policy designating a Local Green Space alongside

the canal above and below Alrewas Lock, but also deletion of the policies effectively advocating housing sites on both sides of the canal adjacent to Bagnall Lock.

East Staffordshire BC.

- Local Plan 2012-2031: Inspector's Report issued, recommending Main Modifications to make it 'sound'. Rejects suggestion of designating Barton Marina as a settlement. The development of so-called 'Branston Locks' will be later than planned due to advance bridgeworks needed. New policy on water based recreation mentions canals.

North Warwickshire BC.

- 24 Tamworth Road, Polesworth: Erection of new dwelling with associated parking and access to the existing property. Traditional Victorian style design facing the canal. No objection. [Email comment].

Hinckley & Bosworth BC.

- 8 Limekilns Way, Hinckley: Erection of 6 industrial units. 3 small units near to canal with featureless elevations, but the towpath hedge is quite substantial and some additional tree planting is indicated. No objection subject to additional planting and making good any gaps in the hedge. [Online response].

- Basin Bridge Farm, Basin Bridge Lane, Stoke Golding: Construction of 5 MW solar farm with associated infrastructure. Away from the canal but on rising ground and potentially partly visible. Should be conditional on reinforced hedgerow planting to fully screen it from the Ashby Canal Conservation Area. [Online response].

Department for Transport / HS2 Ltd.

- IWA national response to Additional Provisions 2 Environmental Statement submitted 18th Sept. covering Wood End Lane diversion, Lichfield Canal diversion and Lichfield Cruising Club, plus issues on the Grand Union, Slough Arm, Oxford and Birmingham & Fazeley canals and route-wide noise. Copy of CRT's AP2 response received covering the same and some additional issues and supporting IWA, LHCRT and LCC representations. / AP3 issued, for London end only. / Attended exhibition at Armitage 3rd Oct. and reported on discussions with HS2 engineer about Wood End Lane etc. Safeguarding & Compensation zones plans still showing unaltered route! / Attended Working Group meeting at Measham 7th Oct. LCC obtaining further estimate for replacement moorings basin and slipway etc. and HS2 have undertaken to cover design costs. Agreed that Lichfield Canal diversion channel should all be in single ownership, preferably CRT. / Attended IWA/CRT meeting with Staffordshire CC 13th Oct. to discuss Wood End Lane diversion alternatives. No agreement but positions and objections on both sides better understood. / Attended evening Community Meeting in Lichfield 13th Oct. for further discussion about Wood End Lane etc. and notes provided. / AP4 plans and Environmental Statement issued. Notes provided on Lichfield area but no new issues.

Decisions on Previous Applications:

Lichfield DC.

- Fazeley Mill Marina, Coleshill Road, Fazeley: Erection of a single storey building comprising office, fuel stores, showers/WCs and plant room. (No objection). Plans later amended to remove showers/WC and plant room and reduce size of building. Permitted.

Tamworth BC.

- Land adjacent Coventry Canal, Amington: Re-routing of existing pipeline beneath the Coventry Canal. Pipeline arched over canal by former golf course east of Amington. (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP217

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 19/10/2015 & 12/11/2015

Staffordshire County Council.

- Cranebrook Quarry, A5 Watling Street, Muckley Corner: Eastern extension of sand quarry with associated importation of inert materials for restoration purposes and the sustainable recycling of construction and demolition waste. The site will include a landform and water body which is designed to promote biodiversity under agricultural management and would allow its use in the future (subject to a separate planning application) as a marina with ancillary facilities linking into the regeneration of the Summerhill section of the Wyrley & Essington Canal. Documents include a very helpful water supply study. Supported. [Online comment].

Stafford BC.

- Lock House, Trent Lane, Great Haywood: Change of use class to Restaurant, an increase in opening hours and proposed extensions. Proposed roofing over the rear courtyard outside seating area as a large conservatory, with extensions and alterations to the sides. Change of use from café/restaurant to a full restaurant with increased capacity. Not consulted, then application withdrawn.

- Colwich Neighbourhood Plan: Submission Draft consultation. Includes: a Canals policy to protect the T&M and S&W Conservation Areas (supported); a site allocation opposite Great Haywood Junction for recreation and leisure facilities with a small car park off Mill Lane linked to the village (supported subject to retention of the land as open green space and no housing); and a proposed 'solar farm' on canalside land just south of Hoo Mill mooring basin (objected).
- Land at Great Haywood Cliffs, Main Road, Little Haywood: Fell unstable sycamore leaning over canal, etc. Work to trees in Conservation Area. National Trust application. On offside near the iron bridge. No comment.

South Staffordshire DC.

- Land opposite Shaw Hall Farm, Shaw Hall Lane, Coven Heath: The use of the land as a private gypsy and traveller caravan site consisting of 4 pitches and ancillary development (Part Retrospective). Pitches half a field away from the Staffs & Worcs Canal but clearly visible. Inappropriate development in Green Belt. Nearby gypsy site on Stafford Road has been visually intrusive and socially problematic. Objection in principle, but should be conditional on planting to screen it from the canal. [Email comment]. / Received notice of appeal against Enforcement Notices issued against unauthorised change of use, works and structures on the land.
- Cross Green Caravan, Old Stafford Road, Cross Green: Replacement of permitted Park mobile home with 2 bed bungalow, parking and amenity space. (No objection but Refused). Notice of Appeal. No further comment.

Walsall MBC.

- T Mobile telecommunications mast, rear of Anchor Inn, Chester Road, Brownhills: Removal of existing 14.7m high monopole, installation of a 15m monopole, a cabinet at ground level and associated development. No objection. [Email response].
- Land lying to the west of College Farm, Bosty Lane, Aldridge: Construction of a solar farm comprising ground-mounted solar panels for electricity production on land to continue to be used for agriculture, together with ancillary equipment, deer fencing, permeable stone access tracks and landscaping and biodiversity enhancements. (Objection). Amended plans received, removing the field adjacent to the Daw End Branch Canal as we requested. No further objection. [Email response].
- 34 Prince Street, Walsall Wood: Single storey side extension and first floor side and rear extension. No objection. [Online response].
- Longwood Cottage, Aldridge Road, Walsall: Demolition of existing buildings and change of use to include 6 detached houses with associated access, parking and landscaping. 400 metres west of Rushall Top Lock. No comment. [Online response].
- Site Allocation Document, Preferred Option & Policies Map consultation: Advice to L&HCRT on their response requesting Hatherton Canal route protection at Fishley and partnership working. / Received copy of L&HCRT representation.
- S Jones Containers Services Ltd, Anglian Road, Aldridge: Extension to existing commercial unit to provide a fabrication/finishing bay. Well away from the canal in an existing industrial site. No objection. [Online response].

Lichfield DC.

- Electronic consultations: Agreement requested for consultations to be sent by email in place of paper copies by post. Agreed.
- 19 Waters Edge, Handsacre: Single storey rear extension to form dining room. No objection. [Online comment].
- Wigginton Hopwas & Comberford Neighbourhood Plan: Policy H6 seeks to protect and enhance the canal environment at Hopwas and work with CRT to improve the towpath surfacing. Supported. [Online response].
- Land between Daisy Lane and Canal, Daisy Lane, Alrewas: Construction of a 60 berth canal boat marina including jetties, walkways, workshop/toilet block, service quay, facilities building, parking, landscaping and associated works. Consultation on agent's response to our further comments. Assurance that will not include inappropriate outside storage should be secured by condition. Information about Marina entrance given is incorrect and the design is impracticable. It needs to be recessed and wider, as on a recent application plan for a marina at Barlaston (copy provided). The towpath opposite the entrance needs bank protection to prevent damage from propeller wash. Revelation that also proposing on-line moorings and fuel sales. Contrary to CRT's policy of removing 10% of on-line moorings near new marinas. IWA opposed to on-line moorings in addition to the marina. Need to reduce on-line moorings at Fradley Junction to compensate for increased congestion pressure from proximity of marina. Unauthorised commercial boat-fitting operation on offside above the lock should be regularised by relocation into the marina boathouse. [Email response]. / Additional plan and sections of earthworks with calculations showing that all excavated material can be used on site. This answers our concerns about off-site spoil disposal. [Email response]. / Consultation on Agent's further response, with amended plan of marina entrance, which is now splayed and recessed exactly as we had advised would be necessary. Boat fitting operation work site is within the application boundary and is a change of use from agricultural land, unauthorised by any planning application. [Email response].
- Former Samantha Jo Hair & Beauty, Willow Court, Tamworth Road, Lichfield: Single storey rear extension to form storage area and canopy. Shop backing onto infilled section of Lichfield Canal; consulted L&HCRT. No response necessary.
- Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre: Outline residential development including means of access for the erection of up to 200 dwellings, including the demolition of 20 Tuppenhurst Lane, together with creation of additional school car parking and a turning area, open space, play areas and access provision and maintenance compound for HS2 works. Contrary to Local Plan Strategy policies, outside village settlement boundary, excessive size, premature before Allocations Plan adopted, and conflicts with HS2 Safeguarding Direction. Proposed demolition of modern house to create road access immediately alongside the canal by Bridge 57 with a high canalside wall would damage the canal environment and Conservation Area; should consider alternative access through existing estate roads. Indicative layout has canalside public open space but contradicted by drainage plan showing 3 canalside ponds. Assumption that can discharge flood water into the canal is unlikely to be agreed by CRT.
- Land rear of 4 Park Road, Alrewas: Erection of a 3 bedroom detached dwelling with associated works. Near to canal north of Gaskell's Bridge. Within Alrewas Conservation Area and outside Village Settlement Boundary, although design acceptable and largely screened by hedge and trees. No objection provided screening is retained.

- The Dairy Annexe, Fisherwick Road, Fisherwick, Lichfield: Extensions and alterations to existing dwelling to form 3 residential units and associated works. Away from canal at lower level and single storey so limited visibility, and acceptable design. No objection. [Email response].

East Staffordshire BC.

- Local Plan 2012-2031: Notice of adoption.

Tamworth BC.

- Community Infrastructure Levy, Draft Charging Schedule: Includes "Enhanced management, access and interpretation of Birmingham and Fazeley and Coventry Canals" as in Preliminary consultation. Supported. [Email response].
- Land off Peelers Way, Tamworth: Creation of a new back channel of the River Tame including the creation of an island feature. Away from canal. No objection. [Email response].

North Warwickshire BC.

- Development Management Plan: Consultation on Draft Policies with explanation of how these relate to the adopted Core Strategy and future Site Allocations Plan. Nothing specific to canals. No comment.
- 5 Fairfields Hill, Polesworth: Outline application for demolition of existing house numbers 5 & 7, erection of 10 dwellings, new access and associated parking. No objection in principle subject to retention of all the existing mature canal side trees and consultation on the detailed design of the houses. [Online comment].

Greater Birmingham & Solihull LEP.

- Strategic Housing Needs Study, Stage 3 Report: Considers options for meeting Birmingham's housing shortfall of about 38,000 houses over 20 years in urban extensions, public transport corridors, new settlements, etc. mainly within adjacent and nearby local authority areas but largely on Green Belt land. Does not recommend specific sites.

Environment Agency.

- Update to River Basin Management Plan and Flood Risk Management Plan consultations. Summary of responses lists IWA.

Department for Transport / HS2 Ltd.

- Commented on correspondence with resident of Shade House Lock Cottage.
- Received Independent Assessor Report on Issues raised by Comments on AP2. Statistical summary with only brief references to canal issues.
- Received Promoter's Response Documents to IWA's Phase 1 and AP2 Petitions. The Phase 1 response on Noise Mitigation continues to maintain that use of canals is transitory so noise effects are not significant; that only permanent moorings need be treated as residential; confuses the Trent & Mersey with the Lichfield Canal !; refers to CRT protective provisions and code of construction practice but does not directly address operational or construction noise impacts at any of the identified locations except for the Colne Valley viaduct.; On Limits of Deviation they refuse to give any undertakings to maintain canal levels and clearances; On Design they ignore our request to adopt the CRT Design Principles but refer to setting up a Design Panel; On Woodend they refer to the AP2 provision; and on the Handsacre Link they refer to an assurance to Staffordshire to construct it. In the AP2 response on the Wood End Lane diversion they claim there are no significant traffic effects and say that a route under the Link was discounted due to sight lines and drainage; On Cappers Lane and Lichfield Cruising Club they just refer to ongoing discussions and compensation; On the Slough Arm they do concede the need for mitigation for permanent residential boats for both construction and operational noise and detail some screening and planting proposals.
- Received draft Petition Hearing Report and slides for Select Committee presentation from Gren Messham.
- Advised that CRT Select Committee Hearing will be in the New Year, with IWA to follow CRT.

Decisions on Previous Applications:

South Staffordshire DC.

- Otherton Hall Farm, Otherton Lane, Penkridge: Replacement of timber stables and retention of floodlit ménage. (No objection). Approved.

Lichfield DC.

- Bear Cottage, Heath Gap, Fradley: Conversion of existing garage into office use. (Not consulted). Approved.

East Staffordshire BC.

- Land adjacent to Burton Gateway, Lichfield Road, Branston: Outline for employment uses with ancillary offices together with associated car parking, servicing, landscaping, drainage works, earth works and other ancillary works including details of means of access. Amended plans for 2 warehouse units, on the other side of the A38 from the canal. (No comment). Granted.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 12/11/2015 & 10/12/2015

Stafford BC.

- Knights BMW Mini, Radford Bavarian Ltd. Radford Bank, Stafford: New valet bay building to rear of workshop area. A small garage building. No objection subject to maintenance of existing rear hedge screening to Staffs & Worcs Canal and any necessary strengthening. [Online comment].
- Plan for Stafford Borough Part 2: Publication document consultation. Similar to the previous Proposals document but without individually identifying protected Community Facilities and Local Green Space areas. Revisions to Settlement Boundaries include the removal of Church Farm, Colwich. Nothing else affecting the canals. No comment needed.
- Lock House Restaurant, Trent Lane, Great Haywood: Change of use from restaurant/tearoom to dwelling house. Includes a link between buildings to rear, dormer windows to the wing by the canal, a very large conservatory structure covering all the rear courtyard with a swimming pool, and a triple garage at the front. Although altered over the years it retains much of its historic appearance as the original lock keepers cottage and outbuildings, but this proposal would convert it into an extravagant 5 bedroom mansion. Concerned at loss of popular canalside facility and damage to the historic environment of the canal and Conservation Area. Claims that the present restaurant and café use is uneconomic are unconvincing and unproven. Objection.

South Staffordshire DC.

- 20 Marsh Lane, Penkridge: Demolition of prefabricated garage and new extension to provide store, utility room and WC. No objection. [Online comment].
- 12 Hempits Grove, Acton Trussell: Infill existing swimming pool and construct single storey conservatory to side of house. No objection. [Email comment].
- South Staffordshire College, Rodbaston Campus, Farm Drive, Rodbaston: Variation of condition 4 of Appeal consent (for construction of two wind turbines). To extend consent period to 25 years from date of first operation instead of date of permission (2010). Objection: 126m high turbines extremely intrusive into landscape and setting of Staffs & Worcs Canal Conservation Area; dangerous proximity to canal and public footpath; inappropriate development in Green Belt; would not now be permitted due to changes in Government planning guidance; delay in construction the fault of applicants and no justification for extending the permitted period; if the remaining operational period of 20 years makes the installation uneconomic this would be welcome; Rodbaston should consider much smaller size turbines that would reduce visual impact whilst still generating sufficient power for their needs and fully meeting their educational objectives.

Cannock Chase DC.

- Armitage Road, Brereton, Rugeley: Housing being built on former Bradbury & Brown Garage site. Reply to our enquiry about apparent differences from the 2007 plans. Plans changed in 2008 without re-consultation, resulting in altered designs and siting, with Plot 10 being 1 metre closer to the canal. But fencing and landscaping alongside canal differs from approved post and rail fence and hedge, so developer to be contacted. Requested confirmation that canalside trees are covered by Conservation Area designation preventing unauthorised lopping or removal. [Email response]. / Further correspondence about status of trees and CA boundary.

Walsall MBC.

- 103 Chase Road, Brownhills: Erection of a single storey rear extension. Not adjacent canal. No objection. [Online response].
- Longwood Boat Club, Aldridge Road, Walsall: Ground floor extension to side to form lobby and WC. Linking stable block and store building to give larger hall and new kitchen. Supported. [Email response].

Lichfield DC.

- Sheepwash Farm, Fisherwick Road, Fisherwick, Lichfield: Erection of replacement 5 bedroom detached dwelling and associated works. Extended cottage property facing canal to be demolished and replaced. No objection in principle, but would be better if faced canal rather than side elevation. [Online comment].
- Land between Daisy Lane and Canal, Daisy Lane, Alrewas: Construction of a 60 berth canal boat marina including jetties, walkways, workshop/toilet block, service quay, facilities building, parking, landscaping and associated works. Amended Plan showing altered access from canal into marina. Summary of issues now resolved (entrance, spoil, external storage and no hire boats) the remaining concerns (congestion, visual impact, road access, bank protection, on-line moorings and boat fitting) and further changes needed. [Email response].
- Coton & Hopwas Social Club, School Lane, Hopwas: Single storey extension and alterations to form WC, canopy and large function room. No objection. [Email response].

East Staffordshire BC.

- The Bungalow, Shobnall Marina, Shobnall Road, Burton upon Trent: Erection of single storey rear and side extensions. No objection. [Online response].
- Barton Marina, Barton Turn, Barton under Needwood: Erection of 5 three storey blocks comprising 50 two bedroom apartments and a detached two storey gate house comprising 4 apartments with associated refuse stores, car parking and landscaping. Between the marina and fishing lake. Changed from previous design for 75 flats and houses in larger blocks, which was allowed on Appeal. No objection. [Email response].

Tamworth BC.

- Land south of A5, Bitterscote, Tamworth: Construction of new access including roundabout and employment park. Amended plans. Roundabout no longer within site, but away from canal. Site Layout Plan shows industrial units too close to the canal with insufficient screening. Canal within Green Belt and borders Fazeley & Bonehill Conservation Area, so should be better

screened either by setting units further back with additional planting, by substituting single storey units, or by providing landscaped bunding.

- Land adjacent Coventry Canal, Amington: Re-routing of existing pipeline beneath the Coventry Canal. Discharge of landscaping condition. Trees on the south side of the canal should be protected. [Online response].

North West Leicestershire DC.

- Draft Local Plan consultation: Ashby Canal policy supports restoration from Snarestone to Measham and protects the route from development. Between Measham and Donisthorpe the historic route is protected but due to mining subsidence deviations may be needed and an alternative route along the disused railway line has been surveyed. Ideally both routes should be protected and shown on the policies maps, and at a consistent scale to aid understanding.

Department for Transport / HS2 Ltd.

- Aerial 'fly-throughs' of HS2 Phase 1 route published.
- Obtained joint local authority evidence to Select Committee on noise issues.
- Provided comments on Promoter's Response Documents (see previous report).
- CRT & IWA now provisionally scheduled to appear before Select Committee on 18 January 2016.
- Phase 2a Fradley to Crewe: Government decision published on route, safeguarding, and construction 6 years earlier than originally planned, with a separate hybrid Bill in 2017. Decisions on the rest of the Phase 2 routes to Manchester and Leeds postponed again until autumn 2016. Viaduct to replace embankment alongside Great Haywood Marina to maintain access as we requested in Jan. 2014, but no details about noise barriers. Provided notes and comments for Working Group meeting.
- Additional Provisions 5 published: minor changes to land required for service diversions etc.
- Attended Working Group meeting at Measham 8th Dec. Lichfield Cruising Club progressing design of replacement moorings etc. but no agreement yet from HS2 on construction.
- Commented on Assurances offered to LHCRT about canal diversion at Cappers Lane.

Decisions on Previous Applications:

Stafford BC.

- Land at Great Haywood Cliffs, Main Road, Little Haywood: Fell unstable sycamore leaning over canal, etc. (No comment). Approved.

Lichfield DC.

- Bear Cottage, Heath Gap, Fradley: Single and two storey side and rear extensions to form garage, games room, kitchen, family room, bedrooms and en suite together with porch to front. (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP219