

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 10/12/2015 & 14/1/2016

Stafford BC.

- Staffordshire & Worcestershire Canal Conservation Area Appraisal & Revised Boundary: Commendably detailed, attractively presented and generally accurate. Notes supplied about various minor errors and some improvements suggested.
- Lock House Restaurant, Trent Lane, Great Haywood: Change of use from restaurant/tearoom to dwelling house. (Objection). Amended plan received from agents showing garage moved to behind the fence alongside the lock, which is over the bywash culvert, and made flat roofed. / Application subsequently withdrawn.

South Staffordshire DC.

- Site Allocations, Preferred Options consultation: Includes a Hatherton Branch Canal policy supporting restoration and safeguarding the route from prejudicial development, with the route on the Policies Map and the Cheslyn Hay & Great Wyrley Inset Plan amended as we requested. The Hatherton Canal restoration is also included in the Infrastructure Delivery Plan. Also as requested, no further canalside employment land at Four Ashes or housing sites at Penkridge are allocated. Fewer new gypsy sites are allocated than previously proposed near the Staffs & Worcs Canal, with 1 more pitch on the existing site at Brinsford Bridge and 2 more at Dark Lane, Slade Heath, where we have asked that this be limited to the land away from the canal. Overall, these are very satisfactory responses to our previous representations. / Continuing correspondence with L&HCRT about the details of our formal responses.

Lichfield DC.

- Land adjacent The Crown Inn, Uttoxeter Road, Handsacre: Outline for erection of up to 88 dwellings, commercial/community unit of 80 square metres and associated works; all matters reserved except means of access. On farmland opposite the Crown Inn. Marina approved on part of the site in 1999 but with completely impractical canal entrance and never built. Would be an intrusion into the countryside, contrary to Local Plan Strategy policies, outside Village Settlement Boundary, would breach clear and defensible northern boundary of the village along the canal, and premature before Site Allocations Plan published or adopted. Indicated layout and design near the canal is inappropriate. Should be refused.
- Navigation Cottage, Kings Bromley Road, Alrewas: Single storey rear extension to form sun room. No objection. [Email response].
- Land adjacent Huddlesford Bridge, Park Lane, Huddlesford: Erection of 3 one bedroom and 3 two bedroom dwellings and associated works. A previous application for a small wooden workshop for a boat fitting business on the site was refused. This is a large 3 storey block with elaborate dormer rooflines, overhanging upper storeys, industrial style steel sheet roofing and positioned right on the water's edge. It is grossly oversized, of inappropriate design for the location and would have a major adverse visual impact on the canal environment. The land is a green field site, not allocated in the Local Plan, away from any village settlement boundary and not sustainable for housing, being remote from facilities with poor access. The suggestion of using the canal towpath to Whittington for cycling to work or services is not credible. The suggestion of foul water drainage discharge to the canal is unacceptable. Objection.

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Reserved matters for the erection of 71 residential units including details of appearance, landscaping and scale. Almost identical to the outline plans on the footprint of the originally approved hotel, but different from the recently proposed alternative layout and design for 54 apartments. No objection. [Email response].

Nuneaton & Bedworth BC.

- Nuneaton & Bedworth Borough Plan consultation: Includes a large housing site allocation at Gipsy Lane on the east side of the Coventry Canal and an employment site at Faultlands on the west side, both on Green Belt farmland to the south of Nuneaton. Both would be damaging to canal environment without requirement for landscaped canalside buffer zones. Housing and employment land allocations are excessive and not 'Sound' reasons for building on Green Belt, contrary to national planning policy.
- Gypsy, Traveller and Travelling Showpeople Site Allocations Plan: No sites affecting the canals. Needs of 'barges' to be investigated before Submission version of the plan. IWA does not recognise validity of naming 'barges' as 'part of the Gypsy and Traveller community' and does not consider any site allocations necessary or appropriate. Coventry and Ashby canals are used by narrow boats and boaters, not barges and bargees. Boats are used residentially by traders, for holidays and by Continuous Cruisers. People who want to live on boats without moving have the option of 'houseboat' moorings or approved residential moorings. Abuse of the Continuous Cruiser licence by those with no intention of moving any distance creates problems for other users. The National Bargee Travellers Association seeks to exploit legal loopholes to continue their lifestyle and their lobbying may be behind this proposal. But residential moorings are controlled by CRT, not local authorities, except through planning conditions on new marinas. Marinas should include a proportion of designated residential berths registered for Council Tax to avoid unofficial linear residential moorings with poor access, facilities and security and the problems of bankside possessions, sheds and gardens in rural areas. The right way to provide for and control static residential use of boats is through development control policies and the normal site allocations provisions, not through Gypsy & Traveller allocations.

Hinckley & Bosworth BC.

- Land south of Limekilns Way/Hammonds Way, Hinckley: Erection of warehouse/distribution centre (outline - access and layout). Concern that a warehouse of this size would be visually intrusive and noise from HGV manoeuvring would damage popular visitor moorings adjacent to Lime Kilns Inn, so would prefer smaller units. Insufficient detail with this outline application to assess impact on canal corridor so should be refused. Original planning brief for site required archaeological

assessment of possible remains of former lime kilns adjacent to the canal and development designed to avoid damage to significant buried remains. [Email response].

- Basin Bridge Farm, Basin Bridge Lane, Stoke Golding: Construction of 5 MW solar farm with associated infrastructure. Amended plans. Minor changes only. 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].
- 1 Lime Kilns Way, Hinckley: Erection of 2 storage and distribution units. Away from canal. No comment. [Online response].
- Sedgemere, Station Road, Market Bosworth: 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, but granted permission in 2012). Bungalow on site now demolished. Time limit expired in November 2015. Certificate of Lawful Use application. No consultation. No comment.

Department for Transport / HS2 Ltd.

- L&HCRT has agreed 'Assurances' that HS2 will build and pay for a fully navigable diversion channel under the railway and realigned road with a towpath and public access, and transfer its ownership to CRT on completion.
- Provided notes on Select Committee live TV session on 12 Jan. with various Kings Bromley and Wood End Lane petitioners.
- Select Committee programme for January includes IWA and CRT together on 28th.
- Responded to HS2 about outstanding issues for Select Committee hearing and Assurances required.

Decisions on Previous Applications:

Stafford BC.

- Knights BMW Mini, Radford Bavarian Ltd. Radford Bank, Stafford: New valet bay building to rear of workshop area. (No objection). Allowed.

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). (Objection). Refused.
- 12 Hempits Grove, Acton Trussell: Infill existing swimming pool and construct single storey conservatory to side of house. (No objection). Approved.
- South Staffordshire College, Rodbaston Campus, Farm Drive, Rodbaston: Variation of condition 4 of Appeal consent (for construction of two wind turbines). Extend consent period to 25 years. (Objection). Approved.

Cannock Chase DC.

- Land adjacent A513 Armitage Road, Rugeley: Residential Development of 71 new homes, including 62 affordable homes, access, landscaping and all associated works. (No objection). Approved. (See also Lichfield DC).

Lichfield DC.

- 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. (No objection). Approved.
- 19 Waters Edge, Handsacre: Single storey rear extension to form dining room. (No objection). Approved.
- Land adjacent A513 Armitage Road, Rugeley: Residential Development of 71 new homes, including 62 affordable homes, access, landscaping and all associated works. (No objection). Approved. (See also Cannock Chase DC).

East Staffordshire BC.

- The Bungalow, Shobnall Marina, Shobnall Road, Burton upon Trent: Erection of single storey rear and side extensions. (No objection). Approved.

Hinckley & Bosworth BC.

- 8 Limekilns Way, Hinckley: Erection of 6 industrial units. (No objection subject to additional planting). Permitted subject to protection of canal hedgerow and enhanced landscaping buffer to canal.

Philip G Sharpe
Planning Officer
IWALP220

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 14/1/2016 & 11/2/2016

South Staffordshire DC.

- Land at Coven Heath Nursery, 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). (Objection and Refused). Notice of Appeal.

Cannock Chase DC.

- Local Plan Part 2, call for sites: Invitation to submit potential development sites. No comment.

Walsall MBC.

- 110 Hall Lane, Walsall Wood: Single storey side and rear extension with balcony proposed above rear extension. Below level of canal embankment. No comment.
- McKechnie Brass Ltd, Middlemore Lane, Aldridge: Screening opinion as to whether an environmental statement is required for industrial development. An existing large vacant factory site proposed to be replaced with 4 units. No comment.
- 40 Middlemore Lane West, Aldridge: Single storey extension to rear of industrial unit. Very close to offside edge of canal and poor design quality. Contrary to Canals policies in Black Country Core Strategy and draft Walsall Site Allocation Document, which require canalside development to protect or enhance visual amenity. [Email response].

Lichfield DC.

- Colton Neighbourhood Plan: Consultation on designation of area. Area is the parish boundary and includes part of the Trent & Mersey Canal. Consultation requested on plan contents. [Online response].
- Draft Statement of Community Involvement consultation: No comment.
- Developer Contributions SPD consultation: Infrastructure to be funded in part by Community Infrastructure Levy includes restoration of the Lichfield Canal, except for works specifically undertaken on-site by developers connected to South Lichfield housing sites. Supported. [Email response].
- 131 Main Street, Alrewas: Replacement of existing garage with new garage. No objection. [Email response].

East Staffordshire BC.

- Housing Choice SPD consultation: Housing types, affordable housing, exception sites, and gypsy and traveller sites criteria. No site allocations. No Comment.

Hinckley & Bosworth BC.

- Bosworth Marina, Carlton Road, Market Bosworth: Change of use of first floor to café and extension to car park. No objection. [Online response].

North West Leicestershire DC.

- Gypsy & Traveller Site Allocation consultation and Call for Sites: No comment.
- Former Creswell Coaches, 3 Shortheath Road, Moira: Erection of 28 dwellings and associated infrastructure. No objection. [Email response].

Department for Transport / HS2 Ltd.

- Attended Phase 2a exhibition at Kings Bromley 15 Jan, provided notes on impacts north of Fradley and at Great Haywood marina, and wrote to HS2 about these.
- Continuing correspondence with Gren Messham about IWA's evidence to the Select Committee.
- Received hearing documents from other Wood End Lane petitioners and provided notes on all the route options considered.
- Received cross-sections and road noise assessment for Wood End area and provided comments.
- Received copy of CRT Side Agreement on reviewing Wood End Lane diversion alignment, which offers a way forward.
- Attended IWA and CRT Select Committee hearings at Westminster on 4 Feb. CRT made the case for an extended viaduct at Curdworth locks to maintain open views. IWA requested better noise mitigation measures for all affected sections of canals, and an alternative route for the Wood End Lane diversion keeping it away from the canal.
- Attended HS2 Working Group meeting at Measham 10 Feb. The need for replacement moorings etc. for Lichfield Cruising Club has been accepted and HS2 will make stage payments for a levels survey, site investigation, design and planning work, and then for construction after Royal Assent to the Bill.

Decisions on Previous Applications:

Lichfield DC.

- Coton & Hopwas Social Club, School Lane, Hopwas: Single storey extension and alterations to form WC, canopy and large function room. (No objection). Approved.

Tamworth BC.

- Land adjacent Coventry Canal, Amington: Re-routing of existing pipeline beneath the Coventry Canal. Discharge of landscaping condition. (Trees should be protected). Discharged; some trees to be removed on south side of canal but area will be landscaped as part of Tamworth Golf Course redevelopment.
- Tamworth Municipal Golf Course, Eagle Drive, Amington: Outline application for the demolition of clubhouse and construction of upto 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. (No objection, subject to detailed design). Approved.

Hinckley & Bosworth BC.

- Land south of Limekilns Way/Hammonds Way, Hinckley: Erection of warehouse/distribution centre (outline - access and layout). (Objection). Withdrawn.

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Stafford BC.

- Lock House Restaurant, Trent Lane, Great Haywood: Change of use from restaurant/tearoom to dwelling, including rear extension and garage. Resubmission of previously withdrawn plans with evidence of the business being unprofitable. Plans largely unchanged and proposed relocation of garage not included. Extensions include a link between the buildings to the rear, dormer windows on the building by the canal, a very large conservatory structure covering the rear courtyard containing a swimming pool, and a triple garage at the front. Although altered over the years the site retains much of its historic appearance with the original lock keepers cottage and the building nearest the canal being a rare survivor of a small warehouse, but this proposal would convert it into an extravagant 5 bedroom mansion. Concerned at the loss of a popular canalside facility and damage to the heritage and environment of the canal and Conservation Area. Claims that the present use cannot be run profitably are unconvincing, and such large scale alterations are not necessary to provide alternative residential use. Objection.

South Staffordshire DC.

- Site Allocations, Preferred Options consultation: Responded supporting the replacement Hatherton Branch Canal policy which safeguards the restoration route, and requesting that a plan showing the whole route be included with the Policies Map insets, which should be updated to refer to the new policy.

Walsall MBC.

- Ross Farm Open Space (Swannies Field) and The Lea Open Space, Goscote Lane, Bloxwich: Open space improvements at various locations on land at The Lea and Swannies Field, including play areas, MUGA, trim trail, skate park, fishing platforms, fencing and towpath works. Welcome towpath improvements and integration with enhanced recreational facilities by provision of 3 stepped ramp access points between towpath and Swannies Field. 2 disabled fishing platforms proposed but the one near Hildick's Bridge should be moved further away to avoid disturbance from boats lining up to pass through the bridge. [Email response].

Lichfield DC.

- Alrewas Neighbourhood Plan: Notice of Withdrawal. The Parish Council intend to revise it to meet the Examiner's concerns.

- 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. Amendments to access track entrance from Daisy Lane. No additional comments. [Email response].

- Land adjacent Wheel Cottage, Tamworth Road, Lichfield: Creation of a 54 berth canal community water activity centre together with associated infrastructure, car parking and facilities building. It will complement restoration of the Lichfield Canal by extending the water area for recreational use, in the short term by canoes and in the longer term as boat moorings. Provision of a community room, catering facility and an office can support the restoration. Some reservation about details including external appearance of building; mono pitch roof with partial stone cladding should be redesigned as conventional dual pitch tiled roof with brick cladding to reflect traditional canal architecture. Access through car park for future construction vehicles should be more direct. These matters can be addressed through conditions and minor amendments. Application supported. / Application subsequently amended to remove L&HCRT as a joint applicant, with J&J Properties. No change to response.

- United Pallet Network UK Ltd, Gorse Lane, Fradley Park: Variation of condition relating to expiry date (of 2014 consent for erection of 3 temporary buildings). Also: Retention of portable office building and toilet block and erection of a 4 bay modular office building. (2 applications). Should be conditional on enhanced landscaped screening to the canal boundary. [Email response].

- Land at Fradley Park, Halifax Avenue, Fradley, Lichfield: Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 216 dwellings together with associated SUDs, landscaping and car parking. Phase 1 of a 750 house development, with this part away from the canal. Buffer planting zone indicated along canal frontage so questioned why no details are included. / Additional Landscape Plan provided which shows a broad woodland zone along the Coventry Canal backed up with meadows and a woodland path which is generally acceptable, but does not include the area between United Pallet Network and the canal relevant to the UPN applications. Further details needed and clarification of extent and timing of landscape work to be undertaken in conjunction with this phase of the housing development. [Email responses].

East Staffordshire BC.

- Land adjacent to Pirelli Factory, Derby Road, Stretton, Burton: Substitution of house types. Away from canal. No comment.

- 73 Bridgewater Road, Burton: Erection of a detached outbuilding. Away from canal. No comment.

- Local Validation Criteria: Information on various reports needed with applications. No comment.

Tamworth BC.

- Local Plan 2006-2031: Notice of Adoption.

- Former Golf Course, Eagle Drive, Amington, Tamworth: Discharge of Conditions on Design Code, Landscape Strategy, Phasing Plan, Tree Removal/Protection Plan, Foul & Surface Water Drainage, and S.U.D.S. of planning permission (for 1100 dwellings). Canalside nature reserve to include drainage and wildlife ponds, meadows, grassland and play area, with existing trees retained. No objection. [Online comment].

- Land adjacent to Dunstall Lane/ Meadow Road, Tamworth: Renewal of planning permission for the formation of a new access road from traffic island at head of Meadow Road/Ventura Park Road to new development site and forming accesses to Dunstall Cottage and further development. Not consulted. 2012 renewal objection ignored. No comment.

North Warwickshire BC.

- Bodymoor Heath Farm, Dog Lane, Bodymoor Heath: Erection of a general purpose agricultural building. Concrete panel and steel cladding building very close to offside of canal below Curdworth Lock 9 and Cheatles Farm Bridge. Would be visually intrusive and damage the setting of the Listed bridge. Should be redesigned with facing brickwork on elevations visible from canal and/or relocated further away with strengthened canalside screen planting. Objection. / Amended plans showing additional green metal sheet cladding and proposed hedge along the edge of the canal. Changes do not satisfy objection. Appearance unacceptable adjacent to the Listed Cheatles Farm Bridge, hedge at foot of slope up from canal would not provide effective screening, and existing trees would be damaged by foundation excavations in their root zones. [Email comments].

- 24 Tamworth Road, Polesworth: Erection of new dwelling with associated parking and new access to the existing property. Identical to previous application except for revised car parking to rear. No further comment.

Hinckley & Bosworth BC.

- Site Allocations and Development Management Policies, Main Modifications consultation: Additional Modifications also available. No comment.

- Triumph Motorcycles Ltd., Dodwells Road, Hinckley: Proposed balancing lake. Discharging into canal, subject to CRT approval. No objection. [Online comment].

Canal & River Trust.

- Attended meeting at Cambrian House, Birmingham on 17th Feb between IWA and CRT about arranging a joint Planning Workshop in the autumn to inform and update Branch Planning Officers and canal societies about responding to planning consultations and working more closely together.

Department for Transport / HS2 Ltd.

- Select Committee Second Special Report: Brief comment on Wood End Lane diversion says IWA's alternative alignment is being considered. Loosely worded comment on Lichfield Cruising Club facilities but says the Club's requests are reasonable. Design of Curdworth viaduct should be sympathetic to Birmingham & Fazeley Canal; likewise Wormleighton viaduct over Oxford Canal and Colne Valley viaduct over Grand Union Canal, and CRT's design principles praised. But no mention of need for residential standard noise mitigation for all affected canals. Affect on Wendover Arm springs to be addressed by urgent hydrogeological surveying. Criticised failure to consider affect of Heathrow Express Depot alongside Slough Arm on canal boat residents, who may need to be re-housed during construction.

- Amended Bill published and referred to Public Bill Committee from 1st March.: No change to CRT Protective Provisions. Various further amendments proposed but none yet agreed.

Decisions on Previous Applications:

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: Reserved matters for the erection of 71 residential units including details of appearance, landscaping and scale. Minor changes only to the original plans, but different from the recently proposed alternative layout and design for 54 apartments. (No objection). Approved.

Hinckley & Bosworth BC.

- Basin Bridge Farm, Basin Bridge Lane, Stoke Golding: Construction of 5 MW solar farm with associated infrastructure. Amended plans. (No objection). Approved.

- 1 Lime Kilns Way, Hinckley: Erection of 2 storage and distribution units. (No comment). Permitted.

Philip G Sharpe
Planning Officer
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Cannock Chase DC.

- Todd Engineering, Gregory Works, Armitage Road, Rugeley: Erection of new storage building. Behind existing works. No objection. [Email response].

- Design SPD: Notice of adoption. Includes IWA suggested statement on design of development along the Trent & Mersey Canal corridor. Includes 'Local List' criteria and nomination form.

Walsall MBC.

- Site Allocation Document, Publication Plan: Policy EN4 Canals changed since Preferred Options stage to include support for Hatherton Canal restoration, subject to water supply and no adverse impacts. But a requirement to demonstrate that additional boat movements on the Cannock Extension Canal can be prevented is unnecessary, counter-productive and unenforceable. This inappropriate requirement is neither Justified nor Effective and makes the Policy Unsound; it should be deleted.

- 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 Approved. Discharge of Conditions, including CRT approved screen planting scheme. (Not consulted). No comment.

- 2A Middleton Road, Brownhills: Proposed erection of a 4 bedroom detached dwelling to land adjacent to 2A Middleton Road. Previous application for 2 houses was withdrawn. House design acceptable, but concerned about proximity to steep slope down to canal, and need more information about landscaping. [Email response].

Lichfield DC.

- Daisy Lane Marina: Information from CRT about bank protection, on-line moorings, and their analysis of increased boat movements resulting from the marina. / Further clarification requested on moorings and the boat movement analysis.
- The Cottage, Fradley Junction. Two storey rear extension to form sitting room, hall, WC and bedroom. No objection. [Email response].
- Sport & Physical Activity Strategy 2016-2020: Consultation. No comment.
- Land adjacent Wheel Cottage, Tamworth Road, Lichfield: Creation of a 54 berth canal community water activity centre together with associated infrastructure, car parking and facilities building. Amended plans deposited replacing stone facing to ground floor by red brick, as we requested. Not yet re-consulted and no comment.

East Staffordshire BC.

- 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. Revised plans. No objection. [Email response].
- 3 Wharf Houses, Barton Turn, Staffs: Listed Building Consent for the replacement of a door to the front elevation and replacement window to the side elevation. No objection. [Email response].

North Warwickshire BC.

- Bodymoor Heath Farm, Dog Lane, Bodymoor Heath: Erection of a general purpose agricultural building. Below Curdworth Lock 9 and Cheatles Farm Bridge. Further correspondence with planning officer: Revised scheme moving end of building further away from the Listed bridge and clear of the tree, facing the lower part of the walls in red brick, and planting a hedge along the top of the slope. Changes welcomed but need more information on levels and landscaping. / Additional drawings supplied but landscaping plan not adequate. / Further revision showing species mix of hedge planting. / Application since Granted, conditional on landscaping being implemented within 3 months of commencement. / Informed CRT that IWA has secured improvements but disappointment that their response did not cover design, landscaping or heritage issues. [Email comments].
- Lock Number Nine, Birmingham & Fazeley Canal, Dog Lane, Bodymoor Heath: Listed Building Consent for addition of a grill screen across the by-wash culvert next to the lock. (Not consulted). No comment.

Hinckley & Bosworth BC.

- Basin Bridge Bungalow, Hinckley Lane, Higham On The Hill: Erection of replacement dwelling. No objection. [Online response].
- 8 Limekilns Way, Hinckley: Variation of Condition of permission (for erection of 6 industrial units) to amend the proposed external materials. Replacement of ground floor brickwork by cladding. Less attractive, but buildings will be largely screened from canal by Conditions on hedgerow protection and enhanced landscaping, therefore no objection.

Department for Transport / HS2 Ltd.

- Promoter's Response to Select Committee's Second Special Report: Includes agreement to fund design and contract costs for relocation of Lichfield Cruising Club slipway and dry dock; confirmation that hydrogeological investigation of Wendover springs has started; agreement that canal boat residents at Langley on Slough Arm Canal will be treated as a special case for noise insulation and temporary re-housing, and canalside trees will be retained or replaced; assurance that further noise assessment will be carried out along the Grand Union Canal around the Colne Valley Viaduct; and agreement that the design of viaducts and bridges should maintain the local environment and amenity. There is no response to the committee's comments on the Wood End Lane diversion or CRT's design principles for canal crossings. However, a review of the Wood End Lane alignment is included in CRT's Side Agreement.
- 3rd Reading debate held on 23 March and Bill referred to House of Lords with a petition period starting the same day. / IWA Trustees agreed to petition the Lords on noise and Wood End Lane objections not resolved by the Commons Select Committee with petitions to be deposited by 18 April.

Decisions on Previous Applications:

South Staffordshire DC.

- Truckers Rest, Watling Street, Four Crosses, Cannock: Proposed crematorium, chapel, offices, reception, associated parking and access. Amended plans. (No objection). Refused.

Walsall MBC.

- 40 Middlemore Lane West, Aldridge: Single storey extension to rear of industrial unit. (Objection). Granted.

Hinckley & Bosworth BC.

- Bosworth Marina, Carlton Road, Market Bosworth: Change of use of first floor to café and extension to car park. (No objection). Permitted.

Philip G Sharpe
Planning Officer
IWALP223

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 14/4/2016 & 12/5/2016

Stafford BC.

- Plan for Stafford Borough Part 2: Notice of Submission for Examination.

South Staffordshire DC.

- Wyrley Essington Canal, Strawberry Lane, Great Wyrley: Change of use to allow recreational use and leasing of fishing pools on site. 3 pools, 2 of which are on the line of the disused Wyrley Branch Canal. Proposed 25 new fishing pegs. Not consulted. No objection. No comment.

- Land at Coven Heath Nursery, 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). (Objection). (Refused & Appealed). Notice of Public Inquiry date.

Walsall MBC.

- Highfields South Quarry, Walsall Road, Walsall Wood: Variation of condition of planning permission to allow additional 9.2 years until 2025 to complete the existing approved scheme for the phased filling and restoration of Highfields South Quarry to create open space. No comment.

- 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. Notice of Appeal against refusal. Refused due to harm to Green Belt. (No objection to amended plans). No further comment.

Lichfield DC.

- Wigginton, Hopwas & Comberford Neighbourhood Plan, Decision Statement: Decision to proceed to Referendum following Examination and modifications. Examiners report records IWA response and accepts Coventry Canal Policy with relocation of comments about towpath improvements.

- The Swan Inn, Fradley Junction: Internal refurbishment of trade areas, replacement glazing to existing windows where necessary, re-instatement of existing window within existing opening to front elevation and new glazed panel to first floor existing opening in place of doorway, other associated works. Planning application and Listed Building Consent. Includes replacement of upper storey doorway on central warehouse section of building with a full height window. Not consulted. No objection. No comment.

- The Boat House, Lichfield Street, Fazeley: Removal of Condition of 2010 consent relating to occupancy (assisted living apartments, transitional care home and training flat). Scheme now fully built after several years delay. A technical change to the Use Class designation. Not consulted. No comment.

East Staffordshire BC.

- Branston Locks, Lawns Farm, Branston Road, Tatenhill: Discharge of Conditions for Outline consent for a mixed use development of up to 2500 dwellings, employment, and a local centre, a residential care home, pub and restaurant, a primary school and a hotel, vehicular access connections from Branston Road and Shobnall Road, green infrastructure of public open space, structural landscaping, drainage, sports and recreation facilities and a network of walking and cycling routes. Includes detailed plans of new canal bridge near Branston Bridge and Landscape Masterplan. Not consulted but bridge design and canalside landscaping acceptable.

North Warwickshire BC.

- Britannia Works, Coleshill Road, Atherstone: Proposed part demolition, new build and refurbishment to create 54 new residential dwellings with associated works. (No objection). Proposed amendments to plans. Minor improvement to canal elevation. Not re-consulted. No comment.

Hinckley & Bosworth BC.

- Unit 6, Lime Kiln Business Park, Lime Kilns Way, Hinckley: Change of use of business unit to a short term operating reserve generating facility including alterations to the existing building and erection of fencing and plant machinery. A gas fired power generating station for intermittent use. Ventilators on roof, oil tank compound and external cooling fans largely screened by towpath hedge which should be strengthened, although the compound and fans breach the 8 metre Conservation Area protection zone. But Noise Map shows massive intrusion, more than 75 dBA equivalent to inside a factory, on adjacent section of Ashby Canal. Operation only 1-2 hours every 2-3 days but unpredictable and extremely disturbing. Noise report considers 'residential receptors' about 300 metres away but not canal users only 8 metres away! No recognition that canal boats are used residentially. Complete disregard for impacts on canal boaters, anglers, walkers, cyclists and wildlife. Not a suitable site for such a facility. Strongest possible objection. [Email response].

Department for Transport / HS2 Ltd.

- IWA House of Lords petition deposited; one of 827. Committee of 7 peers appointed and hearings expected to start mid May.
- Attended HS2 Working Group meeting at Measham 19 April. CRT has petitioned HoL on Curdworth viaduct and is briefing 'Arcadis', formerly Hyder, re Wood End Lane. CRT Side Agreement expected to be finalised shortly. Lichfield Cruising Club has petitioned HoL due to unclear wording of HoC report.

Decisions on Previous Applications:

Lichfield DC.

- United Pallet Network UK Ltd, Gorse Lane, Fradley Park: Variation of condition relating to expiry date (of 2014 consent for erection of 3 temporary buildings). Also: Retention of portable office building and toilet block and erection of a 4 bay modular office building. (2 applications). (Objection). Approved for 4 years only.
- The Cottage, Fradley Junction. Two storey rear extension to form sitting room, hall, WC and bedroom. (No objection). Approved.
- Navigation Cottage, Kings Bromley Road, Alrewas: Single storey rear extension to form sun room. (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP224

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/5/2016 & 12/7/2016

Stafford BC.

- Pipeline at Middle Bridge No. 75 Mill Lane, Great Haywood: Rerouting of oil pipeline beneath the Trent & Mersey Canal and the River Trent & Removal of pipe section from bridge over the Trent & Mersey Canal. Planning & Listed Building Consent. (Not consulted on LBC and Approved). Mersey to Kingsbury petrol pipeline. Pipe on the south side of the brick accommodation bridge adjacent to Great Haywood Marina. No objection to replacement pipeline under the canal, but proposal to cut and cap the old pipe where it enters the brickwork would leave the two ends exposed and disfiguring the bridge. It should be completely removed and heritage brickwork reinstated. [Email comments]. Copied to new CRT Heritage Adviser.

South Staffordshire DC.

- Land off Gravelly Way, Four Ashes: Erection of 4 industrial/distribution buildings along with access and servicing arrangements, car parking, landscaping and associated works including attenuation ponds and biodiversity enhancement area. Revision of 2007 application approved in 2015, with changed layout. Large shed buildings close to offside of canal partly screened by existing tall trees and bushes. Previously approved landscape plans to reinforce this with additional planting reduced to accommodate wider roadway and parking. Not acceptable. The previous landscape plans should be reinstated. Should also be conditional on removal of the 2 redundant metal pipe bridges across the canal. Objection. [Letter].
- 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). (Objection). (Refused & Appealed). Notice of new Inquiry following adjournment, to be decided on revised plans showing reduced area further away from canal. No comment.
- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: The use of land for the stationing of caravans for residential purposes for additional 3 gypsy pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use. Identical to application refused in 2015 as inappropriate development in Green Belt. Should be refused again. [Online comment].

Walsall MBC.

- Land at Winterley Lane, Walsall: Change of use to create a cemetery/natural burial ground. No objection, subject to proposed canalside landscape buffer zone. [Online response].
- Vigo Utopia Landfill Site, Coppice Lane, Walsall Wood: Reduction in height of process tanks, replace 2 large tanks with smaller tanks, increase size of control cabin and change to layout and landscaping. Away from canal. No comment.
- 2 High Croft, Pelsall: Single storey side extension. Not consulted. No comment.

Lichfield DC.

- Land adjacent Wheel Cottage, Tamworth Road, Lichfield: Creation of a 54 berth canal community water activity centre together with associated infrastructure, car parking and facilities building. Amended plans for Facilities Building, now with pitched roof, roof tiles and red brick facing to ground floor, as we requested. Supported. [Email response]. / Since Approved, subject to no hire fleet, time share or residential use of moorings.
- Sheepwash Farm, Fisherwick Road, Fisherwick, Lichfield: Erection of 2 agricultural buildings comprising link building and lean to for storage of machinery and fertilizer. Across road from canal. Adjacent to existing sheds. No comment.
- Swan Bridge House, Burton Road, Whittington: Conversion of garage to form cinema room and study, erection of triple car garage, double car port and garden store to yard and double stable with tack room within field. Away from canal and well screened by trees. No objection. [Email response]. / Since Withdrawn.
- Land at Fradley Park, Halifax Avenue, Fradley, Lichfield: Reserved Matters application (appearance, landscaping, layout and scale) for the erection of 216 dwellings together with associated SUDs, landscaping and car parking. Amended Landscape Plan showing no planting within 8m of canal. This retains existing trees but does not allow for enhancement, and still does not address anomalies in the area covered, planting adjoining the UPN site, or timing of the landscape works. Further clarification needed which may be secured through Conditions. [Email response]. / Plan amended to clarify that it covers only work in connection with Phase 1, and this will be carried out in the first 2 planting seasons. On the understanding that further details of the canalside landscaping will be considered with a subsequent phase of development, no further objections. [Email response]. / Since Approved.
- Percival House, School Lane, Hopwas: First floor extension to form bedroom and various internal alterations. No objection. [Email response].

- Brookfield, Hay End Lane, Fradley: Erection of 69 dwellings and associated works (appearance, landscaping, layout and scale). Reserved Matters for approved Outline application (see Decisions below). Objected to removal of canalside trees to accommodate a pumping station, which should be re-sited, and to one of the houses being too close to the canal and end-on. Also there should be a footpath connection with the towpath and a financial contribution to improving the towpath surfacing. [Letter].

East Staffordshire BC.

- Land at Centrum West, Callister Way, Burton upon Trent: Erection of a detached warehouse unit with associated ancillary office accommodation, gatehouse and other ancillary structures, means of access, parking, services and landscaping. A large unattractive shed too close to the canal with only limited screen planting due to diversion of a watercourse as a ditch running along the canal frontage. Should be set further back with a wider screen planting zone and with offices and car parking replacing HGV service yard near canal. Objection. [Email response].

- Albion (Marstons) Brewery, Shobnall Road, Burton on Trent: Erection of 2 extensions to an existing warehouse including an extension to the existing development plateau, demolition of existing garages and stores for the creation and alterations to parking areas for cars, HGVs tractor and trailer units, erection of new vehicle and pedestrian control and relocation of existing smoking shelter. An established industrial site with some screening from canalside trees but warehouse extension close to canal, 12m high, of uninspiring design and no additional landscaping proposed. Accept other elements but object to extension of warehouse towards canal. [Email response].

North Warwickshire BC.

- Land south of Gardeners Cottage, Pooley Lane, Polesworth: Outline application (access only) for the residential development of up to 40 dwellings. Wooded area adjoining canal retained as landscaped buffer but development prominently visible up the hillside above. Built development in open countryside diminishes attractiveness of canal for recreation and tourism. Not allocated in Local Plan, outside development boundary for Polesworth, and within 'Meaningful Gap' intended to maintain separation from Tamworth. Should be refused. [Email comment].

Nuneaton & Bedworth BC.

- Land off Triton Road, Nuneaton: Erection of 29 affordable dwellings. Conventional 2 storey houses facing canal across landscaped green space. No objection. [Email response]. / Since Withdrawn.

Hinckley & Bosworth BC.

- Unit 6, Lime Kiln Business Park, Lime Kilns Way, Hinckley: Change of use of business unit to a short term operating reserve generating facility including alterations to the existing building and erection of fencing and plant machinery. A gas fired power generating station for intermittent use. Re-consultation on letter from noise consultants responding to objections from IWA, CRT and LCC footpaths officer, claiming no residential use of boats, high level of noise along canal from A5 and industrial estate, and boats can moor elsewhere! Submitted photos showing both visitor and permanently moored boats around the site which are effectively in residential use when occupied. On the day visited the road and factory noise was imperceptible and the loudest sounds were from bird song. The applicants should be required to properly assess the noise impact on the users of the canal and incorporate all possible mitigation measures, otherwise it must be refused. [Email response]. / Received copy of CRT objection. / Since Permitted.

- Land south of Poplar Terrace, Congerstone: Erection of 10 dwellings with public open space provision, landscaping and associated infrastructure (revised scheme). (Previous application Refused in 2015). Away from canal. No objection. [Online response].

- Land northeast of Triumph Motorcycles Ltd, Dodwells Road, Hinckley: Development of 260 dwellings, formal and informal public open space including children's play area, and associated infrastructure including highways, landscaping and sustainable urban drainage system. Well away from canal. No comment. [Online response].

- Land south of Lime Kilns Way, Hinckley: Erection of 4 industrial units. Includes 10m landscape buffer to canal, and well screened by existing hedge. Acceptable if conditional on hedge being strengthened where necessary and no outside storage or noisy activities. [Online comment].

Department for Transport / HS2 Ltd.

- Attended HS2 Community Meeting at Lichfield 24 May. House of Lords select committee had visited Staffordshire earlier that day. Phase 1 works expected to start in Spring 2017. Lichfield DC and Staffordshire CC approvals required for details of bridges, heritage, noise, construction routes, etc. Local Authorities have been promised better noise mitigation and monitoring. Phase 2a draft Environmental Statement expected in September, with a Bill in 2017. Community engagement still uncertain. / Received copies of presentation and minutes.

- Received copy of CRT petition, which they expect to withdraw following agreement about extending the Curdworth viaduct.

- Produced notes of the April HS2 Working Group meeting, following the resignation of Vaughan Welch. Next meeting arranged for 20 July.

- Report published by HS2 on 7 July proposing a changed route in South Yorkshire avoiding Sheffield, which would also avoid the major threat to the Chesterfield Canal restoration, subject to Government acceptance.

- Meeting arranged with CRT at Milton Keynes on 13 July to discuss House of Lords petitioning and recent developments.

Decisions on Previous Applications:

Stafford BC.

- Lock House Restaurant, Trent Lane, Great Haywood: Change of use from restaurant/tearoom to dwelling, including rear extension and garage. Resubmission of previously withdrawn plans. (Objection). Refused, due to being outside settlement

boundary and no housing need, unjustified loss of café/restaurant community facility, and excessive roof extension to canalside building harming the Conservation Area.

Cannock Chase DC.

- Todd Engineering, Gregory Works, Armitage Road, Rugeley: Erection of new storage building. (No objection). Granted.

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. (Objections mostly resolved). Granted, subject to no hire, time-share or residential boat use; no outside storage or work on boats outside the workshop building.

- The Boat House, Lichfield Street, Fazeley: Removal of Condition of 2010 consent relating to occupancy (assisted living apartments, transitional care home and training flat). (No comment). Approved.

- The Old Boat Land*, Kings Bromley Road, Alrewas: Erection of 8 dwelling houses, formation of new vehicular access and associated works. *Previously described as Land south of Kings Bromley Road. Canalside at Bagnall Lock. (Objection). Approved.

- Brookfield, Hay End Lane, Fradley: Erection of up to 70 dwellings and associated works (Outline: access and layout). 2014 application. (Objection in principle). Approved.

- Land off Hay End Lane, Fradley: Residential development, comprising of up to 250 dwellings; public house/restaurant; comprehensive green infrastructure, openspace network and multifunctional open space including footpaths, cycleways, childrens play space, open space for sport, informal openspace, sustainable urban drainage systems, hedgerows and greenways; foul and surface water drainage infrastructure including attenuation ponds; and other associated ancillary infrastructure and ground remodeling. All matters reserved except point of access from Hay End Lane. About 200m north of Coventry Canal. (Objection through Local Plan Core Strategy consultation). Approved.

- 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. (Objection). Approved.

- Land adjacent Huddlesford Bridge, Park Lane, Huddlesford: Erection of 3 one bedroom and 3 two bedroom dwellings and associated works. (Objection). Refused.

- Brookhay Cottage, Brookhay Lane: Single storey rear extension to form study, kitchen, dining room and creation of balcony at first floor. (Not consulted). Approved.

North Warwickshire BC.

- Lock Number Nine, Birmingham & Fazeley Canal, Dog Lane, Bodymoore Heath: Listed Building Consent for addition of a grill screen across the by-wash culvert next to the lock. (No comment). Granted.

Hinckley & Bosworth BC.

- Basin Bridge Bungalow, Hinckley Lane, Higham On The Hill: Erection of replacement dwelling. (No objection). Permitted.

- 8 Limekilns Way, Hinckley: Variation of Condition of permission (for erection of 6 industrial units) to amend the proposed external materials. (No objection). Permitted.

Philip G Sharpe
Planning Officer
IWALP225

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/7/2016 & 15/9/2016

Stafford BC.

- Lock House Restaurant, Trent Lane, Great Haywood: *Change of use from restaurant/tearoom to dwelling, including rear extension and garage.* Notice of Appeal against Refusal. Statement of Case says Conditions could disallow addition of dormer windows to canalside building, but claims courtyard extensions not obvious from towpath. / Wrote to Conservation Officer asking if she has visited the site yet and if she will now write to the Inspectorate correcting the false claims about the courtyard extension and also address the visual impact of the large garage. No response. / Wrote to Planning Inspectorate about significance of previous withdrawn applications and misleading information on visibility of courtyard due to absence of proper conservation assessment. [Emails].

- Hilranton, Holdiford Road, Tixall, Stafford: *Side and rear extension.* Large property at Tixall Bridge. Conservatory and bay window. No objection. [Online response].

South Staffordshire DC.

- West Midlands Interchange: Attended pre-application exhibition at Calf Heath 9 July. A massive development of 14 very large warehouses between the M6, A5 and A449 at Gailey and down to Four Ashes, Vicarage Road and Straight Mile at Calf Heath. Extends along both sides of canal between Gailey Lock and Four Ashes and across to Calf Heath Reservoir. Also visible from canal south of Four Ashes. Some landscaped mounds shown along canal corridor but size and proximity of warehouses means only partly screened and main access road runs alongside canal. Also crossed by a new railway bridge in one layout option. Visual and noise impacts would damage canal environment and tourism economy. Also in Green Belt which

is supposed to be protected; no need established for such a large facility remote from its main market in the Black Country, where alternative brownfield sites are available; rail connection would require slow freights train reversing onto the main line thus reducing its capacity which is not credible; and it would massively increase road traffic and congestion locally. Objection in principle, but will suggest how impacts on canal might be reduced should it ever gain Development Consent (decision taken by Government not local authority). [Email response to developer's invitation to meeting]. / Copied response to Express & Star newspaper and quoted from in article on 31 August.

- Veolia Environmental Services UK Plc, Staffordshire ERF, Enterprise Drive, Four Ashes: *Combined Heat and Power Network comprising two below ground pipelines and three below ground cable ducts, manhole covers and CHP building.* Crossing under Staffs & Worcs Canal by pipe jacking at 2m below canal bed. No objection, subject to CRT technical approval. [Online response].

- Site Allocations Document, Habitats Regulations Assessment: Concludes no effects on the Cannock Extension Canal SAC, but includes misleading statements about boat traffic and water supply impacts from restoration of the Hatherton Canal. [Email response].

- Lower Drayton Farm, Lower Drayton Lane, Penkridge: *Proposed on farm gas to grid anaerobic digestion plant for the generation of biomethane and electricity, associated ancillary equipment, construction of new access track, highway improvements and landscape planting.* 300m away across the valley from Staffs & Worcs Canal at Longford Bridge and partly screened by proposed earth bunds. On site of existing motor sport track with untidy storage and noise. No objection, subject to landscaping and cessation of motor sport activity. [Email response].

Cannock Chase DC.

- Land to north of Wyrley Common and south of A5 Watling Street: *Proposed change of use to go-kart track and associated operational development including formation of track and carpark.* Revival of plans given outline consent in 2004 but never constructed. Noise assessment only considers houses on Lime Lane and not the 19 residential boats between Grove Basin and A5. Baffle mound and planting would only screen the nearest boats. Noise level reductions claimed not credible as high-pitched whine of 2-stroke engines is most intrusive. Operating hours of 9am-9pm every day not acceptable. Other planning issues include Green Belt, loss of access and recreational use of Wyrley Common, effect on deer and other wildlife, drainage & potential pollution of the canal SSSI & SAC. [Letter]. / Denis Cooper and I met applicant and agent on site to discuss noise protection and drainage issues and some improvements were promised.

Walsall MBC.

- 13 Helston Road, Walsall: *Proposed first floor extension.* No objection. [Online response].

- Units 31-32 Maybrook Industrial Estate, Maybrook Road, Walsall Wood: *New extension to form site office.* Away from canal. No objection. [Online response].

- Longwood Boat Club: *Ground floor extension to side to form lobby and wc.* Linking stable block and store building to give larger hall and new kitchen. Previous application withdrawn. Resubmitted with extended pitched roof. Supported. [Email response].

- Veolia ES UK Ltd, Empire Works, Stubbers Green Road, Aldridge: *New canopy to accommodate a proposed waste detergents de-packaging operation.* Away from canal within established works. No comment.

- 43 Catshill Road, Brownhills: *Front, side and rear single storey extension.* No objections. [Online comment].

-247 Sutton Road: *Front and rear single storey extensions and garage conversion.* No comment.

Lichfield DC.

- Deanslade Farm, Lichfield: *Request for scoping opinion for proposed mixed use residential development.* Large housing site adjacent to diverted section of Lichfield Canal alongside the bypass (Falkland Road). Now a requirement in Local Plan and Infrastructure Development Plan for developer funded road bridge and canal channel works. 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, enhance property values, and assist with site drainage. [Letter].

- Bridge House, Handsacre: *Erection of 7 three bedroom dwellings.* Pre-application consultation. Design and layout acceptable and quite well screened by canalside trees. However, development in the countryside damages the rural setting of the canal which sustains recreational use that helps fund its maintenance and the local economy. The site is not allocated in the Local Plan, is outside the village development boundary, would breach the defensible boundary along the canal, and would add to the over-allocation of housing now that the Hayes Meadow site has been approved. [Email response].

- The Plough Inn, Huddlesford Lane, Huddlesford, Lichfield: *Installation of a sewage pumping station, control kiosk, KEE 1400 NuDisc and associated drainage.* Identical plans to 2012 application, permitted but presumably not implemented. No objection, subject to screening sewage tank from canal. [Email response].

- Revised Local Validation Criteria for Planning Applications: Consultation on the information and supporting documents required with various types of planning applications. No comment.

- Wharf Farm, Lichfield Road, Riley Hill, Lichfield: *Conversion of boathouse and dry dock to form a 3 bedroom dwelling, erection of 2 car garage/workshop and utility building to support existing private mooring, creation of 9 parking spaces, erection of fencing and gates and associated works.* Additional windows and altered doors would not affect the canal and new single storey buildings of acceptable design. But concerned at loss of valuable boat maintenance facility providing painting, fit-out and blacking in a popular location. Claim that business no longer viable due to enforcement action to prevent noise nuisance from outside work is unconvincing. The building size is adequate to provide workshop facilities internally. No evidence of marketing the site for its continued use. Planning provision for the conversion of redundant rural buildings was intended for historic buildings, not those only about ten years old. Should be refused. [Letter].

- Local Plan Allocations, Open Consultation: A non-public consultation on issues to be addressed within the Allocations document, including review of 1998 Local Plan Saved Policies. Consulted L&HCRT about response; the Council had

proposed to delete the saved policy supporting the canal restoration. Responded that whilst the Lichfield Canal restoration is supported by various references in the Local Plan Strategy there needs also to be a clear policy statement about safeguarding the route from adverse development. The 1998 Local Plan Saved Policy should be replaced in the Allocations document and updated wording for the policy and explanatory text is suggested to strengthen the route protection and development control. [Letter].

- Brookfield, Hay End Lane, Fradley: *Erection of 69 dwellings and associated works (appearance, landscaping, layout and scale). Reserved Matters.* Amended plans. Pumping station moved from canalside and hedgerow trees retained, layout changed so all canalside houses face the canal and set back behind drives, and footpath connection with towpath shown; all as we requested. No further objection, subject to a financial contribution to improve the towpath surface. [Email response].

Tamworth BC.

- Land at Dunstall Farm, Dunstall Lane / Ventura Park Road / Meadow Road, Tamworth: *Outline planning application, with all matters reserved except for principal means of vehicular access from the highway, for residential development comprising up to 800 homes; the conversion of existing buildings to create a maximum of 900 square metres of floorspace in A1, A2, A3, A4, B1, C3, D1 or D2 use and creation of associated curtilage; erection of commercial buildings; construction of a one and a half form entry primary school and other associated works including; engineering operations required to remodel the existing flood plain; demolition of existing agricultural buildings; "stopping up" of Dunstall Lane and re-use as pedestrian / cycleway; creation of alternative accesses to existing properties creation of noise mitigation bunds / fences; creation of public open space and leisure / recreation provision; creation of bridges / culverts across existing watercourses to access P.O.S. construction of foul and surface water drainage systems, including sustainable urban drainage; ecological mitigation works including the creation of new habitats; creation of footpath links to existing footpaths to the north and south of the site and installation of services and utilities.* Local Plan Inspector said negative impact on canal's rural environment can be mitigated. Housing should be limited to 2 stories, of traditional design, and set further back from canal with towpath hedge strengthened and maintained at least 2 metres high. New residents will inevitably increase use of the towpath so the developers should fund its surface upgrading and maintenance. Links between the towpath and the estate footpaths should be agreed with CRT, but towpath is narrow and a separate cycle path behind the towpath hedge would help reduce conflicts. Possible use of Dunstall Farm Bridge to link to a footpath along the offside of the canal would be welcomed. Further consultations at Reserved Matters stage requested. [Email response].

North Warwickshire BC.

- Land south of Gardeners Cottage, Pooley Lane, Polesworth: *Outline application (access only) for the residential development of up to 40 dwellings.* Additional document (Archaeological Heritage Assessment). No further comment.

Leicestershire County Council.

- Strategic Growth Statement consultation: First stage of Leicester & Leicestershire Strategic Growth Plan. No comment.

Hinckley & Bosworth BC.

- Land south of Lime Kilns Way, Hinckley: *Erection of 4 industrial units.* Amended plans, replacing brick with cladding to ground floor. No further comment.

- Site Allocations and Development Management Policies, Main Modifications consultation: Notice of adoption.

- Land northwest of Ashby Canal, Poplar Terrace, Congerstone: *Change of use from agricultural land to allotments.* No objection subject to retention of towpath hedge. [Online comment]. / Correspondence with a Mr Farrell about canal embankment stability. / Application since Withdrawn.

- Triumph Motorcycles Ltd, Dodwells Road, Hinckley: *Variation of condition of permission, to change the drainage to connect to the existing drainage system.* Proposed balancing lake alongside canal increased in size but no longer to discharge to the canal. No objection. [Online response]. / Amended Plans: No further comment.

- Mill House, Higham Lane, Stoke Golding: *Alterations to building including new windows and doors.* Includes change of use from industrial storage to 5 residential units. A courtyard of single and 2 storey buildings. No objection. [Online response].

North West Leicestershire DC.

- Publication Local Plan: Includes additions to Ashby Canal policy and supporting text, and amendment to plan, as we suggested. A further minor clarification suggested to the text about an alternative route between Measham and Donisthorpe. [Email response].

- Secura Labels 50-56 Measham Road, Moira: *Demolition of existing buildings and erection of 9 new dwellings and associated infrastructure (outline access and layout).* Responded after consulting Ashby Canal Trust. Demolition of old industrial buildings and new housing acceptable in principle, with attractive designs and layout facing the canal and set back. However, insufficient width left between the boundary and canal edge for access to the slipway which is a vital facility on this restored but unconnected section of canal, used in particular at the annual Moira Canal Festival. Slight alteration to layout required and should replace proposed boundary hedge with post and rail fence to save space and retain views. [Email response]. / Further response and plan from Ashby Canal Trust showing that access width can be maintained just by replacing a section of the proposed hedge by fencing.

Canal & River Trust.

- Responded to request for comments on a proposed website based e-planning toolkit.

- Attended meeting at Cambrian House, Birmingham on 16th August between IWA and CRT to further the arrangements for the joint Planning Workshops in October. Agreed to prepare notes of practical advice for IWA and canal society planning officers and to present these at the Birmingham workshop on 15 October.

Other.

- Advice to L&HCRT on possible submission of a bid for IWA Tony Harrison Legacy funding of a study into water quality mixing and channel separation issues to help counter EA opposition to some restoration schemes and their Local Plan route protection policies and planning applications.

Department for Transport / HS2 Ltd.

- Attended meeting with CRT at Milton Keynes on 13 July to discuss House of Lords petitioning and recent developments.
- CRT Side Agreement: emailed CRT about inconsistencies in the clauses about a canal diversion channel at Cappers Lane.
- Attended HS2 Working Group Meeting at Measham on 20 July and drafted notes of meeting.
- Reviewed the Revised Plan & Profile Maps incorporating changes made following the Commons Select Committee process.
- Provided suggested text for IWA's evidence to Lords Select Committee on improved noise mitigation for canal crossings.
- Phase 2a Fradley to Crewe consultation on Working Draft Environmental Impact Assessment and separate Design Refinement consultation just announced (13 September). Reviewing documents and will attend Consultation Information Events on 5 October at Kings Bromley and/or 7 October at Great Haywood before responding.

Decisions on Previous Applications:

Stafford BC.

- Pipeline at Middle Bridge No. 75 Mill Lane, Great Haywood: *Rerouting of oil pipeline beneath the Trent & Mersey Canal and the River Trent & Removal of pipe section from bridge over the Trent & Mersey Canal.* Permitted, conditional on making good the side of the bridge with matching materials, implying complete removal of the pipe as both IWA and CRT requested.

South Staffordshire DC.

- Land off Gravelly Way, Four Ashes: *Erection of 4 industrial/distribution buildings along with access and servicing arrangements, car parking, landscaping and associated works including attenuation ponds and biodiversity enhancement area.* (Objection). Approved, with additional hedge planting along canal frontage to strengthen landscaping, as we requested.
- Wyrley Essington Canal, Strawberry Lane, Great Wyrley: *Change of use to allow recreational use and leasing of fishing pools on site.* (No objection). Approved.
- Land adjacent Brinsford Bridge, Stafford Road, Coven Heath: *The use of land for the stationing of caravans for residential purposes for additional 3 gypsy pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use.* (Objection). Refused, due to Green Belt.

Walsall MBC.

- 2A Middleton Road, Brownhills: *Proposed erection of a 4 bedroom detached dwelling to land adjacent to 2A Middleton Road.* (Objection). Withdrawn.

East Staffordshire BC.

- Bonthorne Farm, Dogshead Lane, Barton under Needwood: *Erection of an agricultural workers dwelling.* About 180m from T&M Canal, adjacent pig farm, behind planting. (Not consulted, but would not have objected). Approved.
- 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.* Revised plans. (No objection). Approved.

North Warwickshire BC.

- 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). Granted.

Hinckley & Bosworth BC.

- Triumph Motorcycles Ltd., Dodwells Road, Hinckley: *Proposed balancing lake.* (No objection). Permitted, subject to landscaping, limited rate of discharge to canal and measures to protect stability of offside bank of canal.

North West Leicestershire DC.

- Former Creswell Coaches, 3 Shortheath Road, Moira: *Erection of 28 dwellings and associated infrastructure.* (No objection). Permitted.

Philip G Sharpe
Planning Officer
IWALP226

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 15/9/2016 & 12/10/2016

Stafford BC.

- The Plan for Stafford Borough Part 2, Modifications: Consultation on minor changes only. No comment necessary.

South Staffordshire DC.

- West Midlands Interchange: Attended a meeting with the developers at Branston on 26 Sept., along with Freddie Cooke of Staffs & Worcs Canal Society, to discuss opportunities for improved visual and noise protection for the canal through the site.

Walsall MBC.

- Brownhills Market, Silver Street, Brownhills: *Reserved Matters to outline permission for 32 residential units including appearance, layout, landscaping and scale.* No objection. [Email response].
- Rushall Olympic Football Club, Daw End, Rushall: *Provision of a new 3G all weather training pitch, security fencing, 6x10m high flood lights and improved pedestrian access to the site.* Opposite The Manor Arms garden. No objection to pitch but more detail needed about fencing and floodlight towers. Any site fencing should be set back from the canal behind the existing canalside vegetation. [Online comment].

Nuneaton & Bedworth BC.

- Borough Plan, Revised Submission Scoping Report consultation: Sustainability Appraisal of Local Plan. No comment.

Hinckley & Bosworth BC.

- Sedgemere, Station Road, Market Bosworth: *Variation of Condition of 2012 Permission to amend the existing approved scheme by amending the 5 dwellings either side of the gas easement line and removing 12 dwellings from the original scheme.* Original consent was for 57 houses extending along the offside of the canal from Bosworth Wharf to Jackson's Bridge 41. Replacement of some of the housing by an extended landscaped open space will reduce the visual impact on the canal. No objection. [Online response].
- 8 Limekilns Way, Hinckley: *Discharge of Conditions for Erection of 6 industrial units.* Landscape plan and method statement. Content that will protect towpath hedge and enhance landscape screening of the canal. [Email response].

Canal & River Trust.

- Attended further meeting at Cambrian House, Birmingham on 4 October between IWA and CRT to finalise arrangements for the joint Planning Workshops. Prepared detailed notes for the Practical Advice sessions. Attended workshop at Manchester on 11 Oct to present IWA's contribution with I Caplan, 5 planners from CRT, and 15 delegates from IWA branches and canal societies etc. To be repeated at Birmingham workshop on 15 Oct.

Department for Transport / HS2 Ltd.

- Attended Phase 2a Consultation exhibition at Kings Bromley to discuss raised alignments and noise issues at Fradley and Great Haywood. The maintenance loop at Pipe Ridware might be moved to Stone which could allow the alignment to be lowered again, reducing visual and noise impacts. The managers flat at Great Haywood marina is shown as 'non-residential' and the noise fencing needs extending and raising.

Decisions on Previous Applications:

Lichfield DC.

- The Plough Inn, Huddlesford Lane, Huddlesford, Lichfield: *Installation of a sewage pumping station, control kiosk, KEE 1400 NuDisc and associated drainage.* (No objection). Approved, with fencing condition.

East Staffordshire BC.

- Land at Centrum West, Callister Way, Burton upon Trent: *Erection of a detached warehouse unit with associated ancillary office accommodation, gatehouse and other ancillary structures, means of access, parking, services and landscaping.* (Objection). Approved.

Philip G Sharpe
Planning Officer
IWALP227

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/10/2016 & 10/11/2016

Walsall MBC.

- Hills Contractors, Westgate, Aldridge: *Installation of short term reserve electricity generating station and erection of 4.5m high acoustic boundary fencing.* Assesses noise impact on residential and commercial property but not on the canal. Although only operating November to March when traffic is lighter, the expected operating times of 2 hours between 4pm and 7pm would affect any boats mooring overnight, and the generators could run for ½ hour overnight in emergencies. Even with the acoustic fencing, noise levels at nearby offices are admitted to be significantly increased, above guidelines, and have an adverse impact; and the noise map shows similar levels affecting the canal. The impact on canal users should be assessed and additional mitigation measures considered, but if the acoustic fencing cannot be improved then this is not a suitable location for such a facility. Not clear if this is an alternative site to Anglian Road or if two generating stations are intended. If both then the cumulative impact could make Aldridge effectively a 'no-go' area for mooring with damage to the local visitor economy. [Letter].
- Land at Anglian Road, Aldridge: *Installation of a Short Term Operating Reserve (STOR) electricity generating station and erection of 4.5m high acoustic boundary fencing.* Response as above for Hills Contractors, but this site is directly alongside the canal with greater noise and visual impact. [Letter].

- Site B Goscote Lane (Goscote Lodge Crescent), Walsall: 426 new dwellings with associated landscaping and parking. Rebuild of former Council estate. Away from canal on lower ground. Layout and designs acceptable. No comment.

Lichfield DC.

- Community Infrastructure Levy regulation 123 list consultation: Slightly amended wording from previous Developer Contributions consultation, making provision for CIL funding in addition to S106 infrastructure works from the 3 strategic housing sites in the vicinity of the Lichfield Canal. Supported, but should be corrected to remove reference to Hatherton. [Email response].

- The Swan Inn, Fradley Junction: *Installation of various illuminated signs including fascia and projecting signs, lanterns and flood lights.* Advertisement and Listed Building Consent applications. Objection to painting the central gabled warehouse part of the building white, which would unnecessarily change the historic character of the Listed Building. Also object to proposed painted signage in large letters, the message of which could be conveyed on a small board. Other changes to the Inn sign and to the rear are acceptable, but the floodlighting may be excessive. However, the location and block plan showing sign positions is wrong and excludes the main part of the pub from the red line boundary! The application should be withdrawn, corrected and amended to remove the objectionable painting and signage. [Letter].

- Brookfield, Hay End Lane, Fradley: *Erection of 69 dwellings and associated works (appearance, landscaping, layout and scale).* Reserved Matters. Further amended plans. No additional comments. (No objection). [Email response].

Hinckley & Bosworth BC.

- Land north west of Ashby Canal, Poplar Terrace, Congerstone: *Formation of a parking area.* Away from canal, as part of previously proposed allotments. No objection. [Online comment].

North West Leicestershire DC.

- Secura Labels, 50-56 Measham Road, Moira: *Demolition of existing buildings and erection of 9 new dwellings and associated infrastructure (outline access and layout).* Amended Plan showing previously proposed hedgerow removed, which should leave sufficient width for continuing access to canal slipway. No further objection. [Email response].

- Land adjoining Waterworks House, Quarry Lane, Snarestone: *Erection of five holiday lodges and formation of car parking area.* No objection to previous application in 2014 which was granted, and this is similar. No objection. [Email response].

- Local Plan Publication: Submitted for Examination; Inspector and Programme Officer appointed. IWA representation shown on website and proposed Minor Modification to text about Ashby Canal alternative route has been accepted.

Canal & River Trust.

- Attended IWA/CRT Joint Planning Workshop at Birmingham on 15 Oct. to give IWA's presentation.

Department for Transport / HS2 Ltd.

- Phase 2a Fradley to Crewe: Met landowner of Great Haywood Marina to discuss consultation response. Prepared detailed notes for IWA national response to draft Environmental Impact Assessment consultation, including noise impacts on Great Haywood and Hoo Mill marinas and the Trent & Mersey Canal north of Fradley. Also contributed to Design Refinement consultation response.

- Attended HS2 Working Group meeting at Measham 1st Nov. and produced notes of meeting.

- Attended HS2 Community Meeting at Lichfield 2nd Nov.

Decisions on Previous Applications:

Stafford BC.

- Hilranton, Holdiford Road, Tixall, Stafford: *Side and rear extension.* (No objection). Allowed.

Philip G Sharpe
Planning Officer
IWALP228

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 10/11/2016 & 8/12/2016

South Staffordshire DC.

- West Midlands Interchange: Commented on draft notes of the meeting with developers. / Copied IWA's comments on the proposal to Waterways World News Editor to inform an intended article.

- The Boat Inn, Cannock Road, Penkridge: *New signage as per the drawings attached.* Signs show a completely inappropriate Leeds & Liverpool wide beam boat! Wrote to the Agent requesting amendment but no response. Objection. [Email comments].

Walsall MBC.

- 54 Sadler Road, Brownhills: *Certificate of proposed development: Single storey rear extension.* Set well back from canal. No comment. [Online response].

- Geddes Packaging, Dumbleberry Lane, Aldridge: *Portal frame extension to form new unit with associated offices, parking and altered vehicle access.* Away from canal. No objection. [Online response].

- Aqueduct over railway north of 50 Raymond Close, public right of way between Forest Lane and Hawbush Road. *Proposed modification of bridge parapets and programme of structural refurbishment (Listed Building Consent).* Wyrley & Essington

Canal aqueduct owned by Network Rail. Structural investigation work permitted in 2014. Safety case to raise the parapets accepted but need drawing of proposed 'perforated steel panels'. Installation of a waterproof membrane in the trough and abutments will need a long canal closure which should be in the winter period. Shot blasting brittle cast iron risks damage and repairs could extend the closure. Modern epoxy paint would be better than bituminous coating. Type of waterproof membrane not specified but 'protective boards' made of 'toughened asphaltic paper' are unlikely to withstand boat impacts on the sides of the trough and additional fendering will be required. No evidence that CRT has been consulted and endorsed this. Objection, pending further information. [Email response]. / Referred to Navigation Committee for information and asked for copy of CRT's response.

- 395 Birmingham Road, Walsall: *Proposed replacement dwelling*. Rear garden by Rushall Lock 4. No objection. [Online response].

Lichfield DC.

- British Waterways Marine Services, Fradley Junction: *Installation of new CCTV system and replacement alarm panels*. Also Listed Building Consent application. No comment.

- Local Plan: Confidential consultation on draft wording of replacement Policy on the Lichfield Canal. Supports restoration and safeguards the route, including the Heritage Towpath Trail. Says new development shall be sensitive and include route as part of open space network, sustainable drainage, sustainable transport and biodiversity enhancement. Should also refer to developments providing any necessary infrastructure; and various other changes to wording suggested. [Email response].

East Staffordshire BC.

- Phase 2, Unit 2, Centrum West, Callister Way, Burton upon Trent: *Erection of a detached warehouse unit with associated ancillary office accommodation, means of access, parking, ancillary structures and landscaping*. In the remaining triangular area between the A38 and the most recent canalside warehouse. Another large warehouse building much too close to the canal with limited space for screen planting due to diversion of a watercourse alongside the canal. Should be reduced in size and set back. Objection. [Email response].

Tamworth BC.

- Land adjacent to Tamworth Audi, Kinson Drive, Tamworth: *New valet building and hardstanding vehicle parking with new access from Bonehill Road*. Small building set back from canal in industrial area so no objection in principle, but should be conditional on a closely planted tree and shrub screen along the canal boundary in front of the security fencing. [Email comment].

Hinckley & Bosworth BC.

- Planning Policy Database: Confirmed contact details and that still wished to be consulted on each stage of the Local Plan.

North West Leicestershire DC.

- Local Plan Examination: Letter, programme and guidance notes. No action needed.

Department for Transport / HS2 Ltd.

- Phase 1: Attended House of Lords Select Committee hearing of IWA petition evidence with Gren Messham 23 Nov.

- Phase 2b consultation: Reviewed the Preferred Route plans and reports for the Crewe to Manchester and Kingsbury to Leeds sections. / Correspondence about major problem with the level of the Ashby Canal restoration route crossing at Measham.

Decisions on Previous Applications:

Lichfield DC.

- Wharf Farm, Lichfield Road, Riley Hill, Lichfield: *Conversion of boathouse and dry dock to form a 3 bedroom dwelling, erection of 2 car garage/workshop and utility building to support existing private mooring, creation of 9 parking spaces, erection of fencing and gates and associated works*. (Objection to loss of boat workshop facilities). Amended plans; minor changes to doorway and roof light and reduced pitch of roof on both outbuildings. Approved.

- The Swan Inn, Fradley Junction: *Installation of various illuminated signs including fascia and projecting signs, lanterns and flood lights*. Advertisement and Listed Building Consent applications. (Objection). Granted but excluding the large painted message at the front, as we requested, and the floodlighting. Also makes clear that painting the central brick façade white is not included and would need separate permission.

Hinckley & Bosworth BC.

- Land south of Poplar Terrace, Congerstone: *Erection of 10 dwellings with public open space provision, landscaping and associated infrastructure (revised scheme)*. (Previous application Refused in 2015). (No objection). Refused.

Philip G Sharpe
Planning Officer
IWALP229