

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 8/12/2016 & 12/1/2017

Stafford BC.

- The Plan for Stafford Borough Part 2, Inspector's Report: No significant changes.

South Staffordshire DC.

- Carver Wolverhampton Ltd LPG Distribution Depot, Gravelly Way, Four Ashes: *Minor amendment to the existing permission to facilitate the storage of bricks at the Carvers depot in Gravelly Way. (Change of use).* Away from canal behind other buildings. No objection. [Email response].
- Three Hammers Golf Complex, Old Stafford Road, Cross Green. *Removal of existing and erection of new replacement ball-stop fencing to driving range.* Away from canal. No objection. [Email response].
- The Boat Inn, Cannock Road, Penkridge: *New signage as per the drawings attached.* Proposed Inn signs changed from Leeds & Liverpool short boat to narrow boat entering a lock. No further objection.

Walsall MBC.

- 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).* (Objection). Received copy of CRT's response objecting to parapet proposals but not covering problems with waterproof membrane. Requested engineering advice from CRT.
- Site Allocation Document, Pre-Submission Proposed Modifications: Previously objected to part of Policy EN4 Canals that the Hatherton Canal restoration had to demonstrate that additional boat movements on the Cannock Extension Canal can be prevented. CRT also objected that it was inappropriate as navigation was their responsibility, but it has not been removed. Further Modifications now require a Habitats Assessment, including impacts from other unrelated developments. However, the claims by Natural England that the restoration route directly connects with the Cannock Extension and affects 3 other SSSIs is factually incorrect and displays astonishing ignorance and professional incompetence, so the Council should not rely on their advice. The requirement for L&HCRT to account for other developments is unrealistic and unworkable. The modifications are fundamentally Unsound and should be deleted. / Received copy of similar objections by L&HCRT.

Lichfield DC.

- Overhead Electricity Lines, at Pipehill and Wall: *Replace existing OH line with fewer supports and increased operational clearance.* 2 applications. Affects Lichfield Canal restoration route near A5 and Wall Lane. Referred to L&HCRT. (No comment). / Determined by Dept. of Trade & Industry.
- Land south of Shortbutts Lane, Lichfield: *Construction of a sustainable mixed use urban extension, comprising of up to 450 dwellings, etc. etc.* Planning committee has reaffirmed 2014 decision to approve subject to conditions and S106 agreement including provision of necessary infrastructure for Lichfield Canal. Advice to L&HCRT on actions needed for agreement to include the canal channel as part of the site drainage system.
- Five Gables, School Lane, Hopwas: *Demolition of existing sun room and erection of a single storey extension with alterations to form lounge, dining room, utility, bedroom and entrance hall.* Additional window facing canal. No objection. [Online comment].

East Staffordshire BC.

- Barton Turn Marina, Barton under Needwood: *Erection of detached building to form 9 craft shops and office accommodation.* Along the side of marina basin. Two previous consents in 2014 for single storey units but now 2 storey design. No objection. [Email response].

Department for Transport / HS2 Ltd.

- House of Lords Select Committee report published 15 Dec. totally ignores IWA's evidence on noise mitigation and Wood End Lane.

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.* (Objection). Appeal against refusal is Dismissed by Planning Inspectorate. Triple garage and addition of dormer windows to canalside building would harm setting of Listed Buildings and Conservation Area. Loss of community facility not justified and insufficient evidence that the business could not be run successfully.

Walsall MBC.

- Land at Winterley Lane, Walsall: *Change of use to create a cemetery/natural burial ground.* (No objection). Withdrawn.

Lichfield DC.

- Wigginton, Hopwas & Comberford Neighbourhood Plan, Decision Statement: 'Made' as part of the Development Plan. Includes Coventry Canal Policy protecting it from inappropriate development and supporting towpath improvements.
- 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.* (Objection). Refused as not allocated for development, outside Village Settlement Boundary, outside clear boundary formed by canal, and harm to setting of Canal Conservation Area.

- British Waterways Marine Services, Fradley Junction: *Installation of new CCTV system and replacement alarm panels.* Also Listed Building Consent application. (No comment). Approved.
- Brookfield, Hay End Lane, Fradley: *Erection of 69 dwellings and associated works (appearance, landscaping, layout and scale).* Reserved Matters. Further amended plans. (No objection). Approved.

East Staffordshire BC.

- 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.* (Objection). Permitted.

North West Leicestershire DC.

- Land adjoining Waterworks House, Quarry Lane, Snaresstone: *Erection of five holiday lodges and formation of car parking area.* (No objection). Permitted.

Philip G Sharpe
Planning Officer
IWALP230

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/1/2017 & 9/2/2017

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.* (Supported). Additional information concerning proposed time limit on operations and limit on vehicle movements. No comment necessary.

Stafford BC.

- The Plan for Stafford Borough Part 2. Notice of adoption.

Walsall MBC.

- 74 Hall Lane, Walsall Wood: Single storey rear extension. Below level of canal embankment. No objection. [Online response].
- Units 31-32 Maybrook Industrial Estate, Maybrook Road, Walsall Wood: *New extension to form site office.* Amended plans. Away from canal. 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.* Some distance from Rushall Canal. No objection. [Online response].

Birmingham CC.

- Birmingham Development Plan 2031: Notice of Adoption.

Lichfield DC.

- Land North West of Broad Lane, Huddlesford: *Construction of 139 two, three and four bedroom timber clad holiday and leisure lodges, layout and construction of internal site roads and parking areas, creation of play areas and internal footpaths, layout and creation of two balancing ponds, construction of a reception building with meeting space, office, fitness suite, toilets and bike hire and laying out of 2.5ha greenspace for nature conservation and leisure, including nature trail and dog walk, extensive tree planting and creation of species rich flower meadow.* Two storey buildings partly visible from canal near Kings Orchard Marina. Public access to canal at Huddlesford Junction, and towpath to be used for walking and cycling so payments to CRT needed to improve towpath surface and maintain it. Access track to marina to be shared but only single track with passing places so needs to be improved. Undistinguished scenery and limited on-site attractions will result in it being used as a base for travel. Narrow local roads not suitable for the extra traffic and the routes to the site from the A38 both cross narrow hump-backed canal bridges at Huddlesford and Brookhay which would become more dangerous. Design of houses and high density of layout appears like a housing estate, with timber cladding, rather than a typical holiday lodge development. No time limit proposed on occupation so appears to be an excuse to build an isolated housing estate in an unsustainable location. Objection. [Letter].
- Land at Darnford Park, Tamworth Road, Lichfield: *Creation of canal, basin tunnels (under A38 & A51), environmental mounds, viewing areas and all associated engineering operations and earthworks.* Lichfield & Hatherton CRT application. Supported. [Letter].

East Staffordshire BC.

- Barton Turn Marina, Barton under Needwood: *Erection of detached building to form 9 craft shops and office accommodation.* Amended plans; change to rear elevation to remove first floor windows. No further comment.

North Warwickshire BC.

- Tarmac Bagging Yard, Nuneaton Road, Hartshill: *Variation of Condition of planning permission relating to allow extended plant operating hours; in respect of change of use to aggregate bagging depot including erection of hoppers and material bays.* (Not consulted). Hours restricted by 2004 consent condition to 7am to 6pm weekdays, to 2pm Saturdays, and no operations on Sundays. Allowing earlier and late working would adversely impact all canal users but in particular boaters mooring overnight to visit the Anchor Inn. Noisier environment would discourage mooring and affect the trade of the Inn. [Online comment].

North West Leicestershire DC.

- Local Plan Examination: Further guidance from Inspector about Housing & Economic Development Needs Assessment. / Leicester & Leicestershire Housing & Economic Needs Assessment published, also Implications for the Local Plan; no new sites proposed.

Canal & River Trust.

- Attended meeting at Birmingham to consider follow-up actions from Joint Planning Workshops in October.

Department for Transport / HS2 Ltd.

- Attended HS2 Working Group at Measham 17 Jan. and produced notes of meeting.
- Attended HS2 Exhibition event at Appleby Magna 18 Jan. to question engineers about altered route at Measham.
- Attended meeting and site visit at Measham on 8 Feb to consider options for amending route to accommodate Ashby Canal.

Decisions on Previous Applications:

South Staffordshire DC.

- The Boat Inn, Cannock Road, Penkridge: *New signage.* Amended plans. (No objection). Approved.

Lichfield DC.

- Five Gables, School Lane, Hopwas: *Demolition of existing sun room and erection of a single storey extension with alterations to form lounge, dining room, utility, bedroom and entrance hall.* (No objection). Approved.

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). Approved.

Hinckley & Bosworth BC.

- Land north west of Ashby Canal, Poplar Terrace, Congerstone: *Formation of a parking area.* (No objection). Permitted.
- Land south of Lime Kilns Way, Hinckley: *Erection of 4 industrial units.* (No objection). Permitted, subject to landscaping, no outside storage and protecting moorings from noise, as we requested.

North West Leicestershire DC.

- Canalside Patios, 7 Shortheath Road, Moira: Erection of five dwellings (outline; access and layout only). Alongside Moira Lock on Ashby Canal. Plan shows 6 houses of 2.5 and 3 stories. Application dated Dec 2014. IWA listed as consultee but not consulted. Would not have objected. Requested consultation on Reserved Matters or Full application – confirmed.

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IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/2/2017 & 9/3/2017

South Staffordshire DC.

- Site Allocations Document, Publication Plan: Hatherton Canal Protection Line now shown more clearly on a separate Inset Plan, but title of plan and the Policy incorrectly changed to “Lichfield and” Hatherton Canal. Also other inconsistencies in plan labelling. These do not affect the ‘Soundness’ of the plan but should be corrected as Minor Modifications. [Email response and Response Form]. / SAD also includes 5 extra gypsy and traveller pitches within existing sites, canalside at Brinsford Bridge (1) and near the canal at Slade Heath (2+2). No comment.
- West Midlands Interchange: Revised Masterplan shows; West Terminal option which avoids rail bridge over canal; spine road moved east further away from canal and with more screen planting, as we requested; community parks on offside of canal at Croft Lane (Gailey) and Calf Heath; but new canal bridge at Gravelly Way close to existing modern bridge. Stage 2 consultation to be in spring 2017. / Advice to Staffs & Worcs Canal Society and to Staffordshire Waterways Group about a possible briefing meeting with Staffordshire CC.

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.* Attended visit by coach to a go-kart track at Sutton-in-the-

Elms Leicestershire arranged by the applicants for residential boaters and moorers. Noise levels from 4-stroke engine karts possibly acceptable with proposed baffle banking but noisier 2-stroke engines not available to assess. Amended plans on display show the baffle mound extended long the north side, as we requested.

- Local Plan, Part 2, Issues & Options: 1. The Mossley, Rugeley. Canalside site includes garage site and adjacent derelict land. Proposed housing site but access problems. Not acceptable to widen or replace the canal bridge because of its heritage value. Could build new bridge alongside but may need high density development to fund it. Should be low density housing set back from canal, preserving tree cover as a screen and limiting extra traffic over the bridge. 2. Jubilee Field. Alongside Cannock Extension Canal by A5. Possible gypsy & traveller or employment site. Would adversely affect residential boats. Greenfield site in Green Belt so should not be developed. 3. Grove Colliery. Includes Grove basin. Possible employment site. Former landfill site partly used by travelling showpeople and for commercial vehicle repairs. But within Green Belt and residential boats in basin, so previously suggested tourism, leisure and recreational use remains the most appropriate. 4. Hatherton Canal. Needs a clearer policy statement about continuing to safeguard the route from prejudicial development and a more detailed plan to identify the safeguarded route. [Response forms].

Walsall MBC.

- Brownhills Market, Silver Street, Brownhills: *Reserved Matters to outline permission for 32 residential units including appearance, layout, landscaping and scale.* Amended plans with more 3 storey houses on canal frontage. No objection. [Email response].

- 2A Middleton Road, Brownhills: *Proposed development is for 8 new dwellings comprising 2 x 1 bed maisonettes, 4 x 2 bed semi-detached and 2 x 3 bed detached (including all associated infrastructure).* 2 previous applications, for 2 new houses then just 1, were both withdrawn. Designs acceptable but concerned as before about proximity of houses to edge of steep slope down to canal. The slope could be unstable, there are no details of landscaping or fencing, and concerned that construction spoil or residents garden waste could end up in the canal. Should be an agreement with CRT on access, landscaping and maintenance of the canal bank. [Email response].

- Pratts Mill Aqueduct over railway. *Proposed modification of bridge parapets and programme of structural refurbishment (Listed Building Consent).* (Objection). Contacted CRT Infrastructure engineer for an update on the design changes and delays.

Lichfield DC.

- Brookfield, Hay End Lane, Fradley: *Erection of 69 dwellings and associated works. Variation of conditions relating to materials.* Details of bricks and roof tiles. No comment.

- Whittington & Fisherwick neighbourhood Plan, Consultation Draft: Includes a policy on The Coventry Canal requiring adjoining development to protect its historic character, nature conservation, and access. No comment needed.

- Land south of Bagnall Lock, Kings Bromley Road, Alrewas: *Erection of 6 three bedroom dwellings with ancillary garages, detailed bin store and associated works.* Amended plans and documents. (Objection to previous plans). Reduced from 15 houses of 2 & 2½ storeys to 6 single storey bungalows, partly due to clearance now required from a high pressure gas main. Reduced visual impact on canal environment and Conservation Area, and reduced traffic over Bagnall Lock Bridge 49. Should be kerbing over bridge to protect parapets from impact, with one-way priority road markings and towpath pedestrian priority road crossing. [Letter].

Tamworth BC.

- Local Development Scheme: Notice of adoption of new LDS.

North Warwickshire BC.

- New Local Plan: Consultation on Draft Local Plan 2016 to replace Adopted Core Strategy, draft Site Allocations and draft Development Management documents in a single plan. Includes a very large new housing site in open countryside off Whittington Lane, Atherstone on both sides of the Coventry Canal, extending for over half a mile from the railway bridge below Baddesley Basin down to near Lock 10. Includes Locks 8 & 9 and Whittington Road Bridge 46 which are all Listed buildings. The long pound between Locks 9 & 10 is a popular mooring for its attractive and tranquil countryside setting. Development would damage the heritage, wildlife, amenity, recreational use, tourism and economy of the canal. It would be scenically intrusive, create urban sprawl, unsustainable loss of agricultural lane and discourage re-use of brownfield sites in the conurbation. The site is poorly situated in relation to Atherstone and would require major new roads including one or more bridges over the canal. Housing allocation is excessive and should not cater for so much Coventry and Birmingham overspill. Removal of this site would still leave allocated sites sufficient to meet the minimum housing requirement. However, if the site goes ahead it should include a broad buffer zone along both sides of the canal forming a corridor of open space, parkland, woodland, sports fields, play areas and informal recreation space. [Response form].

Nuneaton & Bedworth BC.

- Borough Plan, Publication consultation: Housing targets further increased from Submission plan, involving 13 strategic sites in the Green Belt. Gipsy Lane housing site (previous Objection) now includes requirement for an open space corridor and landscape buffer along the Coventry Canal, as we requested, and towpath enhancements. Faultlands employment site (previous Objection) now includes development to be set back from the canal with tree and shrub planting and wildlife corridor, as we requested, units fronting canal to be smaller height, enhancement of canal Turnover Bridge with cycleway links and improved access to Griff Arm canal. Additional housing site at Tuttle Hill on old quarry land with new bridge over canal should enhance wooded character of canal with improved setting and better access. Additional employment site at Coventry Road provides an opportunity to restore a culverted section of the Griff Arm canal. Also proposes upgrading canal towpaths generally. Representation at this stage can only be on 'soundness'. No further comments.

Department for Transport / HS2 Ltd.

- Advice to L&HCRT and to CRT on draft updates of Cappers Lane Area Design Guidance for HS2.
- Update of paper on HS2 Impacts on Boat & Towpath Users, using 2016 Annual Lockage Report data.
- Advice on implications for the Wood End Lane diversion route from the Government allowing the Appeal by IM Properties against refusal of planning permission for a housing development at Watery Lane which has access from Netherstowe Lane.
- Advice to Roger Savage about HS2 in the Middlewich area.
- Phase 1 Bill received Royal Assent on 23 Feb. Surveys, ground investigations and enabling works will start in the spring.
- Contributed to IWA response to Phase 2B Design Refinement consultation. / Received copy of CRT response.

Decisions on Previous Applications:

Staffordshire County Council.

- Minerals Local Plan for Staffordshire: Adopted.

Stafford BC.

- Colwich Neighbourhood Plan: Adopted Nov. 2016. The Canals policy protecting the T&M and S&W Conservation Areas is retained. The site allocation opposite Great Haywood Junction for recreation and leisure facilities is deleted, although the aspiration remains for a small car park off Mill Lane (Supported) and the suggestion of permitting one house (Objection). The policy proposing a 'solar farm' on canalside land just south of Hoo Mill mooring basin is retained (Objection).

South Staffordshire DC.

- Cross Green Caravan, Old Stafford Road, Cross Green: *Replacement of permitted Park mobile home with 2 bed bungalow, parking and amenity space.* (No objection). Appeal against Refusal was Dismissed.
- 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). Revised plan further away from Staffs & Worcs Canal. Appeal allowed temporary permission for 4 years for named individuals due to personal circumstances.
- 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.* (No objection). Granted subject to landscaping.
- Three Hammers Golf Complex, Old Stafford Road, Cross Green. *Removal of existing and erection of new replacement ball-stop fencing to driving range.* Away from canal. (No objection). Approved.

Walsall MBC.

- Hills Contractors, Westgate, Aldridge: *Installation of short term reserve electricity generating station and erection of 4.5m high acoustic boundary fencing.* (Objection). Withdrawn.
- 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.* (Objection). Withdrawn.
- Longwood Boat Club: *Ground floor extension to side to form lobby and wc.* (Supported). Granted.

Lichfield DC.

- 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. Replacement of upper storey doorway with a full height window apparently no longer included. (No comment). Approved.
- Land north of Dark Lane, Alrewas: *Residential development of 121 dwellings together with associated access, parking, public open space and landscaping.* (No objection). Allowed on Appeal.

East Staffordshire BC.

- Barton Turn Marina, Barton under Needwood: *Erection of detached building to form 9 craft shops and office accommodation.* Amended plans. (No objection). Approved.

Tamworth BC.

- Land south of A5, Bitterscote, Tamworth: *Construction of new access including roundabout and employment park.* Amended plans. (Objection). Outline Consent with layout design and appearance reserved, and subject to future conditions "recognising the importance of the canal environment and its associated heritage and landscape".
- Land adjacent to Tamworth Audi, Kinson Drive, Tamworth: *New valet building and hardstanding vehicle parking with new access from Bonehill Road.* (No objection subject to screen planting). Approved conditional on landscaping of canal boundary.

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).* (No objection). Granted.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 9/3/2017 & 13/4/2017

Stafford BC.

- The Lock House, Trent Lane, Great Haywood: *Change of use of outbuilding and part of ground floor from restaurant to living accommodation.* Claims that business no longer viable due to competition, including new National Trust catering facility at Shugborough Park. No structural changes proposed affecting appearance of buildings. No objection. [Email comment].

South Staffordshire DC.

- West Midlands Interchange: Attended meeting with Freddie Cooke of Staffs & Worcs Canal Society at Staffordshire CC in Stafford to exchange information about objections and possible mitigation changes to the plans, prior to expected second stage public consultation in the next month or two.

Cannock Chase DC.

- Granurite Ltd & Rugeley Tyre Service, Bostons Industrial Estate, Power Station Road, Rugeley: *Demolition of 2 existing employment buildings and the erection of 2 buildings to form 20 light industrial units with associated parking and landscaping.* Opposite St Augustine's field, with large used tyre stacks behind towpath. Objection unless: the buildings are shortened to provide a 10m buffer zone to the Canal Conservation Area, landscaped with native trees and shrubs to screen the site from the canal, and the existing canal towpath hedge is reinforced by extra planting; the end gables and frontages of the buildings are in red/orange brickwork not blue/black; any cycle access from the towpath is conditional on funding CRT for towpath improvements; there is a Condition preventing any outside storage of materials in the buffer zone; and enforcement action or conditions are used to secure the removal of the unsightly tyre stacks. [Letter].

- 67-69 Armitage Road, Rugeley: *New roof, rear extension and rendering.* No objection. [Email response].

Walsall MBC.

- Site of former 105 to 123 Walsall Road, Walsall Wood: *Change of use of land to car hire business, erection of reception building and construction of car parking area and wash bay.* No objection. [Online response].

- Proposed works to parapets of Bridge at Park Road, Rushall: *Installation of green welded mesh fencing to parapet wall (western side).* Combined road bridge and aqueduct on Daw End Branch Canal over the railway. Parapet on roadside wall away from canal. No objection. [Online response].

- Site B, Goscote Lane (Goscote Lodge Crescent) Walsall: *425 new dwellings with associated landscaping and parking, etc. Amended information.* Redevelopment of former housing area. Away from and below level of canal. No objection. [Online response].

Lichfield DC.

- Aqueduct over M6 Toll, south of Watling Street, Muckley Corner, Lichfield: *Construction of pedestrian access ramp, retaining walls, replacement of culvert for the Crane Brook, reinstatement of the canal embankment and all associated works including landscaping.* Lichfield & Hatherton CRT application submitted Feb 2016. Culvert, embankment and retaining walls all now constructed. Scaffold ramps up to aqueduct on both sides proposed. Supported. [Letter].

East Staffordshire BC.

- Land to the south of Tatenhill Lane, Branston, Burton upon Trent: *Reserved Matters for the erection of 55 dwellings including details of scale, appearance and landscaping.* House designs changed to more traditional style as we requested. Towpath hedgerow to be maintained and enhanced, with access to canal. No objection. [Email response].

Other Planning Matters.

- Advice to Shrewsbury & Newport Canals Trust about restoration route safeguarding in local plans, with details of policies and maps for Lichfield, Hatherton and Ashby canals, in answer to request for help via CRT and IWA Restoration Hub.

- Provided summary for Restoration Hub of advice given over previous 6 months to restoration groups, mainly to Lichfield & Hatherton and mostly on planning matters.

Department for Transport / HS2 Ltd.

- Received copies of Leicestershire CC and Measham, Appleby, Packington & Austrey (MAPA) HS2 Action group responses to Phase 2b, each with helpful support for changes to facilitate the Ashby Canal restoration.

Decisions on Previous Applications:

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.* (Concerns about road access, lack of information about excavated material and lining, and pump-out station location.) Allowed, subject to Conditions including road access layout, details of basin lining, no residential moorings, limits on shop sales, amended car park layout, and canal entrance bridge design.

South Staffordshire DC.

- Carver Wolverhampton Ltd LPG Distribution Depot, Gravelly Way, Four Ashes: *Minor amendment to the existing permission to facilitate the storage of bricks at the Carvers depot in Gravelly Way. (Change of use).* (No objection). Approved.

North Warwickshire BC.

- Land south of Gardeners Cottage, Pooley Lane, Polesworth: *Outline application (access only) for the residential development of up to 40 dwellings.* (Objection). Refused.

Philip G Sharpe
Planning Officer
IWALP233

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 13/4/2017 & 23/5/2017

Stafford BC.

- 9 Meadow Ridge, Baswich, Stafford: *Single storey and two storey extensions and alterations to detached two storey dwelling.* No objection. [Online comment].

- Salt Works Farm, Salt Works Lane, Weston: *Proposed residential development of 4 semi-detached two storey units and 2 semi-detached dormer bungalows.* Alongside the Salt Works Canal Arm, within Trent & Mersey Canal Conservation Area, which was extended in 2014 to include Wharf House and Weston Wharf. Arm is mooring for historic boats used for contract work or awaiting restoration. Applicant's Heritage Statement is a travesty, referring to "rusting canal barges", the area as "a complete mess" and the need to "clear out the old boats and clean up the canal basin"! The 4 houses would obscure views between the canal, the arm, Wharf House and the stables. Also access and parking problems. No comment on the other 2 bungalows proposed which are separate and outside the Conservation Area. Clearly unacceptable overall and should be refused. [Letter].

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.* (Objection). Letter from applicant asking for support. Amended plans not yet on deposit and further reports and responses to statutory objections still awaited. No comment.

Walsall MBC.

- Land adjacent 50 Forest Lane, Walsall: *Vary condition attached to planning consent to allow the use of the site compound associated with works to the Wyrley & Essington Canal Viaduct until 22 May 2017.* Not consulted on original application for canalside works compound by Forest Lane Footbridge. No comment.

- 298 Sutton Road: *Two storey front, side and rear extensions.* No objection. [Online response].

- McKechnie Brass Ltd. Middlemore Lane, Aldridge: *A hybrid application for the redevelopment of this site: - a full planning application for demolition of all buildings and change of use of the land from general industrial (Class B2) to a mixed use of light industrial (Class B1), general industrial (Class B2) and storage or distribution (Class B8) and for the access of Middlemore Lane, the internal road layout and the drainage infrastructure. - an outline application for construction of up to 22,703sq.m. of new buildings, the provision of associated car parking, servicing and circulation areas, landscaping of the site, SUDs ponds and all other associated works (other than those detailed within the full planning application).* Layout and design acceptable and improvement on existing disused factory. Canalside landscape planting will help screen site and enhance amenity of canal corridor. No objection. [Online response].

- Site of former 105 to 123 Walsall Road, Walsall Wood: *Change of use of land to car hire business, erection of reception building and construction of car parking area and wash bay.* (No objection). Re-consulted but no change to plans. No comment.

Lichfield DC.

- Local Plan Allocations: Consultation on Publication plan. Includes Lichfield Canal policy safeguarding route from prejudicial development: Requested correction to supporting text and addition to policy about provision of infrastructure. HS2 Handsacre Link route shown incorrectly crossing canal on Policies Map. [Representation Forms]. Also includes housing sites on both sides of Bagnall Lock at Alrewas within Village Settlement Boundary (one already consented, one awaiting decision), and includes new housing sites at South Fradley and at Whittington visible from Coventry Canal although not canalside.

- Camelia Cottage, 15 Nursery Lane, Hopwas: *Two storey extension to side to extend kitchen and form utility and playroom at ground floor level, and form bedroom and ensuite at first floor level.* No objection. [Online comment].

Tamworth BC.

- Former Tamworth Golf Course, Eagle Drive, Amington, Tamworth: *Reserved matters application for nature reserve extension (Phase 3).* Drainage ponds and landscaping alongside Coventry Canal between existing tree belts. No objection. [Online response].

- Land adjacent to Tamworth Audi, Kinson Drive, Tamworth: *Discharge of condition 6 (landscape and habitat scheme) and condition 8 (updated habitat survey) of planning application.* Does not in any way satisfy condition 6 as it excludes the area between the security fence and the canal boundary which should have a closely planted tree and shrub screen to protect the canal corridor. [Online comment].

North Warwickshire BC.

- Tarmac Bagging Yard, Nuneaton Road, Hartshill: *Variation of Condition of planning permission relating to allow extended plant operating hours; in respect of change of use to aggregate bagging depot including erection of hoppers and material bays.* (Objection). Informed by planning officer that recommendation is for a 12-month temporary consent to monitor the impact. Asked what noise monitoring measures will be put in place to assess additional noise disturbance to canal users including boats moored overnight. [Email comment]. / Subsequently Refused.
- North Lodge, Polesworth Road, Grendon: *Change of use of land for equine purposes; retention of a two bay stable building and access track; the erection of a timber storage barn with adjoining timber field shelter; and the formation of a ménage.* No objection. [Online comment].

Canal & River Trust.

- Attended meeting in Birmingham on 22 May to review feedback, outcomes and actions from Joint Planning Workshops in October.

Department for Transport / HS2 Ltd.

- Attended HS2 Community Drop-in Event at Armitage on 13 April about enabling works in the Lichfield – Handsacre area.
- Attended HS2 Working Group at Measham on 25 April and produced notes of meeting.

Decisions on Previous Applications:

North Warwickshire BC.

- Tarmac Bagging Yard (see above).

Philip G Sharpe
 Planning Officer
 IWALP234

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 23/5/2017 & 11/7/2017

South Staffordshire DC.

- Land off Gravelly Way, Four Ashes: *Modification of conditions of previous permission for minor material amendments to approved layout plans to amalgamate 2 units to create a single unit, amended landscaping plans, etc.* Larger unit closer to canal with reduced landscaping and significant construction noise. Planting should be reinforced, noise fencing should be provided, and redundant bridges across canal should be removed. Objection. [Letter].

Cannock Chase DC.

- Land at Power Station Road, Rugeley: *Erection of single storey transport workshop with associated parking area.* Large building but away from canal and parking area well screened by trees on embankment. No objection. [Email comment].

Walsall MBC.

- Land at Winterley Lane, Rushall: *To complete the infilling of mineshafts and restoration of the land to provide a natural burial ground.* Open grassland setting with proposed canalside landscaping. No objection. [Online response].
- Aqueduct over railway north of 50 Raymond Close, Walsall: *Proposed modification of bridge parapets and programme of structural refurbishment.* Amended plan of parapet works on Pratts Mill Aqueduct. Obtained update from CRT on work actually carried out in extended stoppage. Iron trough was shot blasted, repaired, bitumen coated and some form of waterproof membrane installed, extending up the sides with reinstated metal fendering. No objection to parapet works but plans should show waterproofing works. [Email response].

Lichfield DC.

- The Old Boat Land, Kings Bromley Road, Alrewas: *Erection of 2 parking barns with 2 one bed apartments at first floor, car parking and associated works.* Minor changes to barns away from canal on previously approved development site alongside Bagnall Lock. No comment.
- Land east of Gorse Lane, Former Fradley Airfield, Fradley: *Outline application for the demolition of existing structures and redevelopment of the site for residential purposes, public and private open space, car and cycle parking together with landscaping and associated works (all matters reserved except points of access).* Housing preferable to continued industrial use, and plan shows closest houses limited to 2 stories and set back from canal. No objection in principle, subject to further consultation on detailed layout and design. However, the canalside area is excluded from the site boundary with no information about landscaping, which should be provided before a decision. [Email response].
- Land adjacent Huddlesford Bridge, Broad Lane, Huddlesford: *Erection of 4 one bedroom and 2 two bedroom terraced dwellings and associated works.* A previous application was refused in 2016. The design is now better, being only 2 stories and a simple terrace appearance. However, 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 shops and services is not credible. The main reasons for refusal therefore remain unchanged. [Letter].

- The Crown Inn, 24 The Green, Handsacre: *Internal and external refurbishment including new balcony, raised platform with millboard deck, open framed timber pergola, festoon lighting, heating units, cellar cooling unit relocated, wall lights to rear garden wall and various other associated works.* Small projecting balcony terrace at ground floor level overlooking canal with 2 tables and seating for 8. No objection. [Email comment].
- 11 Waters Edge, Handsacre: *Removal of conservatory and erection of single storey rear extension to form lounge, WC and utility room.* No objection. [Online comment].
- Lichfield City Neighbourhood Plan: Submission consultation. Mostly economic, employment and city centre tourism matters. Only passing reference to Lichfield Canal restoration. No Comment.

Tamworth BC.

- Local List consultation and review: Invitation to comment on assessment criteria and to nominate buildings for inclusion. A milepost, 8 canal bridges, the Tame aqueduct and Junction House already Listed along Coventry Canal through Tamworth. Nominated Glascote Top Lock & Cottage and Glascote Bottom Lock & Cottage, after consulting CRT about the extent of their ownership. [Email response].

North Warwickshire BC.

- Land Opposite Woodhouse Farm, Robeys Lane, Alvecote: *Outline application for the erection of up to 500 dwellings, the provision of green infrastructure comprising formal and informal open space, children's play area, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure and vehicular access.* Between Robey's Lane and M42. Nearest point ¼ mile away from canal. Conflicts with Local Plan 'Meaningful Gap' policy. No comment.
- Land at Nuneaton Road, Mancetter, Atherstone: *Outline application for erection of up to 115 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Nuneaton Road. All matters reserved except for means of access.* Over 250 metres from canal beyond railway line. No comment.
- Bradley Green Moorings, Spon Lane, Grendon: *Change of use of 8 existing leisure moorings for use as permanent residential.* CRT plan labels narrow boats as 1.8m or 6ft wide ! No objection. [Online comment].

Hinckley & Bosworth BC.

- 6 Lakeside Court, Maple Drive, Hinckley: *Erection of warehouse unit.* Infill between 2 existing small warehouse units in matching style. No objection. [Online comment].

North West Leicestershire DC.

- Local Plan, Proposed Modifications consultation: Incorporates the minor modification to the Ashby Canal text we suggested. No further comment necessary.

Canal & River Trust.

- Planning Guidance: Worked with CRT to finalise the Feedback and actions reports for circulation to the workshop delegates, Branch Planning Officers and waterways societies. / Arranged for my Practical Advice Notes from the Planning Workshops to be added to the Planning Guidance page of the national website.

Other.

- Historic Structures & Buildings Review: Request from Navigation Committee for information on waterway related buildings considered to be 'at risk'. Responded with details of the Steam Mill in Rugeley and Brindley Bank Pumping Station. [Spreadsheet].

Department for Transport / HS2 Ltd.

- Reported a major error in the Planning Context Report for Lichfield which describes the original route and not that amended by AP2 to avoid the Woodend canal crossings and lower the alignment around Lichfield. Document subsequently withdrawn.
- Attended HS2 Working Group at Chesterfield 7 July and produced notes of meeting.

Decisions on Previous Applications:

Stafford BC.

- The Lock House, Trent Lane, Great Haywood: *Change of use of outbuilding and part of ground floor from restaurant to living accommodation.* (No objection). Refused.

Lichfield DC.

- Land south of Bagnall Lock, Kings Bromley Road, Alrewas: *Erection of 6 three bedroom dwellings with ancillary garages, detailed bin store and associated works.* (Objection). Should be kerbing over Bagnall Lock Bridge 49 to protect parapets from impact. Approved, subject to signage warning drivers of towpath pedestrians. Requires CRT consent for vehicle use of bridge.

North West Leicestershire DC.

- Land to the north of Burton Road, Measham: *Temporary change of use to allow staff car parking associated with the Plastic Omnium Plant for a period of one year.* Between old railway line and Ashby Canal route next to A42. Not consulted. Permitted.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 11/7/2017 & 12/9/2017

Stafford BC.

- Salt Works Farm, Salt Works Lane, Weston: *Proposed residential development of 3 two storey units and 2 semi-detached dormer bungalows.* Amended plan and description, with the 4 two storey houses reduced to 3 and turned round with a drive to access the parking areas. This addresses local access and parking concerns, but does little to mitigate damage to the Trent & Mersey Canal Conservation Area. Previous objections repeated, including obscuring views between the Canal, the Salt Works Canal Arm, Wharf House, Weston Wharf and the stables. Outline application is anomalous and lacks details of design and appearance for full assessment of visual impact. Noting that a second planning application for the stables is intended, also within the Conservation Area, it is important that the cumulative effects can be assessed. A Full application should be made for the 3 'cottages' along with the proposed stables development, with a separate Full application for the 2 bungalows (no objection to these). This application should be refused. [Letter].

South Staffordshire DC.

- West Midlands Rail Freight Interchange, Stage 2 consultation: Amended plans. Attended exhibition at Penkridge 20/7/2017. / Would destroy rural setting of Staffs & Worcs Canal between Gailey and Calf Heath, with visual impact and noise from 14 massive warehouses, a new access road and rail terminal. Significant damage to canal's heritage, environment and visitor economy and its Conservation Area. Noise would affect residential and visitor moorings, boatyard and canal shop at Gailey. Wind funnel effects could ruin sailing on Calf Heath Reservoir. Inappropriate Green belt development. West Midlands already served by 2 rail freight interchanges and local area by a rail terminal at Cannock. Black Country would be better served by one or more smaller sites on Brownfield land within the conurbation. Alternative site at Featherstone would be less damaging. Most traffic would be by road which would greatly increase congestion on M6, A5 & A449. Some improvement on earlier plans including more mounding and screen planting, proposed community parks canalside at Gailey and Calf Heath, towpath improvements, and removal of 3 redundant bridges across canal next to chemical works, but still a massively intrusive development. Should move road further from canal, improve screening, and set back or reduce height of nearest warehouses. New canal bridge should be brick faced. [Letter].

Cannock Chase DC.

- Rugeley Power Station Development Brief, Draft SPD consultation: Also from Lichfield DC - see below.
- Brindley Bank Pumping Station, Wolseley Road, Rugeley: *Erection of boundary fence.* Replacement fence from Bloody Steps to the River Trent. Supported in principle to improve security of this historic building which has been subject to vandalism. But palisade fencing would look better than the welded mesh fencing indicated, the height is not specified and should not be more than 8 feet, and the alignment is inside the present fence but may need some tree felling which should be minimised and mitigated. Crucially, the existing rear gateway must be retained as this is the only access for machinery and materials used by our volunteers in improving the footpath, canalside and moorings on our 'adopted' section, as well as access for SSWC and CRT. Holding objection pending more information and assurances. [Email response].
- ATS Euromaster Rugeley, Mill Lane, Rugeley: *Demolition of existing stand-alone MOT building and erection of new extension to remaining depot together with alteration and refurbishment works.* 2014 consent for demolition and an extension away from canal not implemented. Proposed extension now backs onto canal by the bridge. Should brick face existing blockwork wall. Inconsistencies between plans of boundary treatment, showing palisade fencing or fencing panels and not the previously agreed dwarf brick wall and railings. Fencing will cut off two areas of land behind the buildings with no access for maintenance to prevent them becoming overgrown eyesores, which is unacceptable. Should also include clearance and planting of canal bank by the bridge with low maintenance shrubs, by agreement with CRT. [Email comments].
- Local Plan, Part 2, Issues & Options: Summary of representations and responses published. Council will identify safeguarded route for Hatherton Canal on policies map with accompanying policy. Other IWA representations on land at The Mossley and sites adjacent Cannock Extension Canal are noted.

Walsall MBC.

- Site Allocations Document: Notification of submission, quickly followed by Examination Hearing details. Inspector has identified IWA, CRT and L&HCRT objections to modifications to Canals Policy requirements for Hatherton Canal restoration as a main issue for discussion, and specifically whether restrictions on boat movements on the Cannock Extension Canal are enforceable or necessary. Confirmed attendance at Hearing session on 20 Sept. and advised L&HCRT on their attendance. / Had meeting with CRT Planners in Birmingham on 25 Aug. to agree our approach and evidence. / Attended opening day of Hearings at Walsall on 5 Sept. / Continuing discussions with L&HCRT.
- Black Country Core Strategy, Issues & Options consultation: Attended exhibition at Aldridge 1/8/2017. / Consulted Birmingham Branch on response. / Proposed removal from Canals Policy of reference to Hatherton Canal restoration is not supported. It should instead be updated to also support and safeguard Lichfield, Lapal and Bradley canal restoration projects. These are strategic projects that need a co-operative approach between authorities and not just protecting at a local level. The Green belt open countryside areas of the Black Country canal network are vital to its recreation value, tourism and economy, but threatened by proposed extensive Green Belt development. The Core Strategy review is premature and unnecessary, uses inflated housing need estimates, and fails to mention the Brownfield Land Register due by the end of the year. Proposals for Green Belt development are unjustified and unacceptable. It should be discontinued. [Letter].

- 298 Sutton Road, Walsall: *Two storey side extension, single storey front and side extensions, replacement roof and rear facing dormer window.* Well screened by trees from Rushall Canal. No objection. [Online response].
- TK Maxx, Green Lane, Walsall: *New vehicle entrance/exit onto Newfield Close.* Rear of site away from canal. No comment.
- 129 St John's Road, Pelsall: *Two and single storey side extension and front canopy.* (Not consulted). No comment.

Lichfield DC.

- Aqueduct over M6 Toll, south of Watling Street, Muckley Corner, Lichfield: *Construction of pedestrian access ramp, retaining walls, replacement of culvert for the Crane Brook, reinstatement of the canal embankment and all associated works including landscaping.* Amended site boundary plan. No change to previous comments. Supported. [Email response]. / Since approved.
- The Old Boat Land, Kings Bromley Road, Alrewas: Being misleadingly marketed as "The Old Boatyard" which it never was, and artist's impression drawing does not correspond with approved plans: Complained to director of Arcadia Land Developments.
- "Canalside Fradley": An exhibition by The Leavesley Group of a proposed 25 acre canalside housing site at the Pig Farm and adjacent fields at Hay End Lane, Fradley (Press report). Found plans on website. Proposing a mix of housing and elderly care home and apartments. Not yet an application. IWA has long opposed built development on the greenfield land north of the Coventry Canal, which forms a natural boundary to the airfield site housing development. Aware of odour problem from former pig farm so would not object to limited redevelopment of the farm buildings site, but excluding the two large green fields on either side. [Email comments].
- Whittington & Fisherwick Neighbourhood Plan, Submission version: Includes numerous positive references to the Coventry Canal and Policy T&M5 requiring adjoining development to protect its historic character, nature conservation, and access. Unchanged from draft plan. No comment needed.
- Rugeley Power Station Development Brief, Draft SPD consultation: (Also from Cannock Chase DC). Away from T&M Canal except Borrow Pit across road from Spode moorings which is to be retained as water feature with existing allotments and landscape buffer. No comment necessary.
- Lichfield City Neighbourhood Plan: Submission consultation. Further to previous Notes, response now made requesting specific support for the Lichfield Canal restoration. [Response Form]. / Received draft response from CRT.
- 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.* (Objection). Notice of Appeal against refusal. Requested copy of appeal decision letter from Planning Inspectorate. [Online].

East Staffordshire BC.

- Former Regales Restaurant, Lichfield Road (A38), Barton-under-Needwood: *Alterations to building and creation of new drive-thru to existing unit for use as coffee house.* Almost opposite Barton Marina entrance. Repositioned gas tank and new access road could affect towpath hedge and existing tree screening, and constant noise from drive-thru traffic stopping and starting at Order Point needs noise fencing and replacement planting. Also road safety issues with greatly increased traffic on inadequate slip-road exit to A38. Objection. [Email response].
- Derby Road, Stretton: *Erection of a pair of semi-detached dwellings.* (Not consulted). Replaces demolished house. Away from canal across the road. Traditional design. No comment.

Tamworth BC.

- Community Infrastructure Levy Draft Charging Schedule, Notification of Submission. No comment necessary.

North Warwickshire BC.

- Land north of Grendon Road, Polesworth: *Erection of 44 dwellings with landscaping, access and associated works.* Proposed allocation in Draft Local Plan but not yet adopted so premature and should be refused. If and when developed it will impact on the rural setting of the canal which attracts recreational use that helps fund its maintenance and the local visitor economy. Existing canalside trees shown retained and some houses facing the canal, but should be limited to 2 storeys to minimise visual impact. [Online comment].
- Boat Yard, Slacks Avenue, Atherstone: *Change of use from commercial boatyard premises to land and moorings for outdoor recreation, with erection of indoor classroom and one residential mooring.* Supported. [Email response].

Nuneaton & Bedworth BC.

- Faultlands Farm, Gipsy Lane, Nuneaton: *Redevelopment of land for general industrial and storage and distribution including associated engineering and ground modelling works, vehicular access, landscaping, sustainable drainage, car parking and all ancillary enabling and infrastructure works, including demolition of existing buildings. Outline including access.* Plans and sections show massive warehouse buildings prominently visible from the canal. Borough Plan not yet adopted so application is premature and site remains Green Belt, so inappropriate development. Plan policy principles require smaller units near canal and screen planting, but plans show large warehouses and canalside drainage basins which limit planting and fail to screen the site. Should be much smaller 'starter units' which would be less intrusive and provide more varied jobs. Objection. [Letter].
- Site 74C004-West of Maple Park, land north of Gipsy Lane, Nuneaton. *Residential development of up to 575 houses including a mixed use neighbourhood centre, public open space, footpaths, cycleways, water attenuation basins and associated infrastructure, including realignment of Gipsy Lane (Outline with all matters reserved) (Land adjacent to Gipsy Lane/Marston Lane).* Identical to 2014 application which was refused due to Green Belt, and allocation in Borough Plan not yet adopted so premature. Loss of rural setting diminishes canals recreational attractiveness, tourism and economy. The Plan requires some enhancements but the open space corridor along the canal needs to be wider to minimise visual impacts. Objection. [Letter].
- 205 Greenmore Road: *Proposed two storey dwelling.* (Not consulted). Set well back from canal. No comment.

Hinckley & Bosworth BC.

- Basin Bridge Bungalow, Hinckley Lane, Higham on the Hill: *Demolition of existing dwelling and erection of replacement two-storey two-bedroom dwelling.* No objection. [Online response]. / Since Refused.

Department for Transport / HS2 Ltd.

- Phase 2a Bill deposited and Phase 2b route decisions announced 17th July, with large numbers of new reports and plans. Briefing Notes prepared for IWA and Working Group. / Complained to HS2 about continued errors in re-issued Planning Context Report for Lichfield [Email].

Decisions on Previous Applications:

Cannock Chase DC.

- Watling Street, Cannock: *Erection of single detached industrial building with associated access, car parking, service yard and soft landscaping.* (Not consulted). Approved. Alongside derelict Jovey's Lock on Hatherton Canal. Advice to L&HCRT on accessing plans and possible conflict with their ownership boundary.

Lichfield DC.

- 11 Waters Edge, Handsacre: *Removal of conservatory and erection of single storey rear extension to form lounge, WC and utility room.* (No objection). Approved.
- Land adjacent Huddlesford Bridge, Broad Lane, Huddlesford: *Erection of 4 one bedroom and 2 two bedroom terraced dwellings and associated works.* (Objection). Refused.
- The Crown Inn, 24 The Green, Handsacre: *Internal and external refurbishment including new balcony, raised platform with millboard deck, open framed timber pergola, festoon lighting, heating units, cellar cooling unit relocated, wall lights to rear garden wall and various other associated works.* (No objection). Slightly amended plans. Approved.

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.* (Objection). Amended landscape plan with a few extra trees alongside canal. Permitted.

Tamworth BC.

- Land adjacent to Tamworth Audi, Kinson Drive, Tamworth: *Discharge of condition 6 (landscape and habitat scheme) and condition 8 (updated habitat survey) of planning application.* (Objection). Approved amended habitat plan with wildflower meadow but no screen planting between site fence and canal boundary. Spoke to Planning Officer who said there is a further opportunity to secure this in connection with a discharge of condition for the fence.
- Former Tamworth Golf Course, Eagle Drive, Amington, Tamworth: *Reserved matters application for nature reserve extension (Phase 3).* (No objection). Approved.

Hinckley & Bosworth BC.

- 6 Lakeside Court, Maple Drive, Hinckley: *Erection of warehouse unit.* (No objection). Permitted.

Philip G Sharpe
Planning Officer
IWALP236

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 12/9/2017 & 3/10/2017

Stafford BC.

- Bridge Cottage, Green Road, Weston: *Single storey rear extension for kitchen, brick and tile to match.* No comment.

South Staffordshire DC.

- Fox & Anchor, Brewood Road, Cross Green: *Erection of screen fence on roof to hide existing ventilation plant.* Support fencing but not excessively large signage. [Email response]. See also Decisions below.
- Hatherton Canal: Email correspondence with Hatherton Marina about a towpath encroachment issue dating back to 2011.
- Site Allocations Document: Notice of Submission and Examination arrangements. Includes the corrections to the Hatherton Canal Policy that we asked for. But the Habitat Regulations Assessment incorrectly quotes our comments about boating disturbance to Floating Water Plantain on the Cannock Extension Canal. Correction requested. [Email response]. / To be dealt with as a Minor Amendment in due course.
- 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 and 3 transit pitches, together with the formation of hardstanding and utility/dayrooms ancillary to that use and conversion of the existing stable to the toilet block for the use of the transit pitches.* Objection. [Email response]. 2 previous applications for 3 gypsy pitches were refused due to Green Belt. This one also includes 3 transit pitches nearer to the canal. Previously promised landscape planting has not been carried out. Should be refused due to Green Belt and impact on Staffs & Worcs Canal Conservation Area. [Email response].

Cannock Chase DC.

- Brindley Bank Pumping Station, Wolseley Road, Rugeley: *Listed building application for various alterations to building including demolition of single storey building.* Demolition of redundant modern extension and concrete garage, and security improvements including replacement windows, removal of asbestos, and mesh cages to prevent damage to pipework all supported. However, plans appear to show steam engine encased in brickwork which would not be acceptable, although this could just be an anomaly of the drawings. [Email response].

Walsall MBC.

- Site Allocations Document: Further correspondence with CRT & LHCRT in preparation for the Examination Hearing. / Response to Walsall Planning Policy Manager. / Attended Hearing on 20 Sept. and reached agreement with Council and Natural England on modifications to Canals Policy to remove requirement for Hatherton Canal restoration project to prevent additional boat movements on Cannock Extension Canal, etc.
- Site of former 105 to 123 Walsall Road, Walsall Wood: *Change of use of land to car hire business, erection of reception building and construction of car parking area and wash bay.* (No objection). Notice of Appeal against refusal. No comment.

Lichfield DC.

- The Old Boat Land, Kings Bromley Road, Alrewas: *Amendment to previous permission to allow the formation of 2no 1 bed apartments above the 2no parking barns, amendments to car parking and associated works.* Amended plan showing planting near canal. No further comment.

East Staffordshire BC.

- Land to the south of Tatenhill Lane, Branston, Burton upon Trent: *Demolition of 78 and 80 Tatenhill Lane and erection of 55 dwellings including access/ highway infrastructure and all associated works.* No objection subject to confirmation of towpath access agreement with CRT and appropriate payments for towpath improvement. [Email response].
- 1 Wharf Houses, Barton Turn: *Formation of stone steps to main entrance, alteration to boundary wall and formation of hardstanding, conversion and extension of existing outbuilding to form triple garage, art studio, workshop and storage including the installation of two flues and associated external works.* Acceptable in principle but objection to 2 large picture windows of modern style in canal elevation, which should be replaced by smaller ones of Georgian proportions. [Email response].

Tamworth BC.

- Land south of A5 Bypass: *Redevelopment of land to form 2 car dealerships each with workshop and garage; 5 buildings for office space and 2 drive-thru restaurants with access from the A5.* Pre-application consultation. Changes to consented scheme. Car dealerships and drive-thru restaurants are away from the canal and the nearest office buildings are below canal level, 2 storey height and of acceptable appearance. No objections subject to maintaining and strengthening screening vegetation along canal frontage. [Email response].
- Community Infrastructure Levy Draft Charging Schedule Examination: No involvement necessary.

Canal & River Trust.

- Reported problem with new CRT Planning Notices webpage listing many planning applications under the wrong waterway.

Other Planning Matters.

- Provided summary for Restoration Hub of advice given over previous 6 months to restoration groups including Lichfield & Hatherton and Ashby on planning matters and dimension standards.

Department for Transport / HS2 Ltd.

- Attended HS2 Information Event at Measham. / Suggested additions to IWA's draft Phase 2a EIA consultation response. / Sent out agenda for next Working Group meeting on 16 October.

Decisions on Previous Applications:

South Staffordshire DC.

- Fox & Anchor, Brewood Road, Cross Green: *New and replacement signage.* (Not consulted). Amended to replace large sign on roof fencing facing canal with smaller sign on wall below. Approved.

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, etc.* (Objections). Granted.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 3/10/2017 & 7/11/2017

Stafford BC.

- Canalside Farm, Mill Lane, Great Haywood: *Change of use of existing pack room and workshop to part of farm shop with associated external building improvements, change of use of existing glasshouse from storage to specialist retail with associated external building improvements, additional car parking, removal and relocation of existing polytunnels.* Supported. [Email response].
- Salt Works Farm, Salt Works Lane, Weston: *Proposed residential development of 3 two storey units and 2 semi-detached dormer bungalows.* Amended plan. Slight change to position of the 3 houses. Previous objections unaltered. [Email response].
- 4 Warehouse Cottages, Main Road, Wolseley Bridge: *Kitchen extension, new conservatory and improvements to utility area.* No objection. [Online comment].

South Staffordshire DC.

- Site Allocations Document Examination: Letter, Guidance Notes and Schedule of Issues for Examination, which include the Hatherton Canal restoration policy. / Received Examination Programme. / Correspondence with CRT and SSDC about the Hearings.

Walsall MBC.

- Site Allocations Document: Further correspondence with the Council about modifications to the Canals Policy concerning the Hatherton Canal restoration. Our suggested changes were accepted and agreement on final text confirmed. [Email responses].

Lichfield DC.

- Land on the east side of Birmingham Road, Lichfield: *Outline application with all matters reserved except access for a flexible commercial development of up to 2000 sqm area (classes A1, A2, A3, B1, D1 and D2), associated parking areas, new access on to the Birmingham Road, provision of strategic landscaping, cycle and pedestrian access routes, infrastructure and other operations including the safeguarding of land for the Lichfield southern bypass and safeguarded route for the Lichfield canal.* Objection. (Combined response with Deanslade Park application below).
- Deanslade Park Project, Land south of Falkland Road, Lichfield: *Hybrid Planning Application comprising Full Planning Application for the construction of a sustainable mixed use urban extension comprising of 475 dwellings, new vehicular access points onto Claypit Lane and Birmingham Road, the remodelling and formation of a roundabout at the junction of Fosseyway Lane and Claypit Lane, comprehensive green infrastructure including up to 16.55 ha of country park, footpaths, cycleways, multifunctional open space including children's play areas, community orchard, open space for informal sport and sustainable urban drainage systems, foul and surface water drainage infrastructure including balancing ponds, and other ancillary infrastructure and ground remodelling. With Outline Applications for the serviced provision of 1.09 ha of land for a primary school and 1.9 ha for strategic sports provision with all matters reserved except access.* Adjacent to Lichfield Canal route alongside the bypass (Falkland Road). Plans fail to make any provision for the canal contrary to Local Plan policies and Infrastructure Development Plan requirements. Should include canal route within site boundary and provide canal channel earthworks and new canal bridge at Claypit Lane junction with the bypass, constructed at the same time as the junction remodelling to avoid future disruption to the main site access. The commercial site plans show a car park across the canal line where a cutting for the canal is needed between the roundabout culvert and railway bridge planned for construction in 2019, which is contrary to the Local Plan requirement to integrate the canal into the open space network. The developers have refused to meet the Lichfield & Hatherton CRT and the Planning Statement makes ridiculous excuses for avoiding their obligations. Strong objections to both applications which must be refused. [Letter].
- Slipway at Cappers Lane, Lichfield: *All weather cover (poly tunnel) for boat slipway (renewal of 2012 application).* Supported. [Email response].
- Lichfield Canal Policy in Local Plan Allocations Document: Proposed amended wording about use of the canal for drainage. Support LHCRT suggestion. However, concerned that our representation in May about an addition to the Policy requiring infrastructure provision for the canal had not been correctly recorded. Requested urgent consideration. [Email response] / Since corrected on Consultation Portal and confirmed that correctly reported to committee.
- Land North West of Broad Lane, Huddlesford: *Construction of 139 two, three and four bedroom timber clad holiday and leisure lodges, layout and construction of internal site roads and parking areas, creation of play areas and internal footpaths, layout and creation of two balancing ponds, construction of a reception building with meeting space, office, fitness suite, toilets and bike hire and laying out of 2.5ha greenspace for nature conservation and leisure, including nature trail and dog walk, extensive tree planting and creation of species rich flower meadow.* Amended plans reducing it to 118 units. Changed from a high density housing estate to a medium density housing estate, but still more like housing than holiday lodges. All the previous objections still apply, including need for towpath improvements, inadequate road access, traffic on unsuitable roads, inappropriate design, lack of leisure facilities and unsustainable location. Objection. [Email response].
- Land off Hay End Lane, Fradley: *Erection of up to 182 dwellings, 60 assisted living apartments, a 64 bedroom care home and a Local Neighbourhood Convenience Centre.* Pre-application consultation on request for an Environmental Impact Assessment Scoping Opinion. The 'pig farm' site between Hay End Lane and the Coventry Canal, mostly on green fields extending for half a mile from New Bridge to the Brookfield site by Fradley Bridge. The site is not designated in the Local Plan and is outside the Village Settlement Boundary and should be refused. It would damage the rural environment of the canal, its heritage, amenity and economic value. Housing on the other side of the canal on the old airfield site is to be set well back behind an open space and landscaped buffer zone, but this proposes large 3 storey apartment blocks and houses too close to the canal. The Environmental Statement should include the canal in the Landscape & Visual Impact and Ecology sections and not exclude Heritage and Water Environment as proposed. [Email response].

- 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.* (Objection). Notice of Appeal Hearing date (15 Nov.).

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: *Proposed change of use of land for the stationing of 20 tourist accommodation pods and associated works.* Screened from canal by existing trees so no objection in principle. Claimed to be mainly for wedding parties, but concerns about suitability, the location next to the sewage works, possible late night noise problems for boat residents, and wider use as economy business or tourist accommodation. [Email comments].

Tamworth BC.

- 3 Doriscroft, Dog Lane, Amington, Tamworth: *Detached remote Granny Annex located in rear garden.* A self-contained small 2 storey house of acceptable design, but very close to the offside of the canal and should be set further back to maintain the open character of this section of the canal. [Email comments].

- Dunstall Lane, Tamworth: *Residential development for 800 dwellings.* Already has Outline consent. Pre-application consultation prior to Reserved Matters application. Amended site layout plan omitting houses closest to canal near Dunstall Bridge, but incomplete and not showing the canalside landscaping buffer on the previous plans. 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. Further consultations at Reserved Matters stage requested. [Email comments].

North West Leicestershire DC.

- Local Plan: Notification of publication of Inspector's Report, with Main Modifications. No action required.

Canal & River Trust.

- Attended West Midlands User Forum at Coombeswood 12 October.
- Attended half-yearly Planning co-ordination meeting in Birmingham 23 October.

Department for Transport / HS2 Ltd.

- Attended HS2 Waterways Working Group at Measham on 16 October and produced notes of meeting.
- Attended HS2 'Drop-In' Event in Lichfield on 4 November and produced notes of discussions with Phase 1 engineer.

Decisions on Previous Applications:

South Staffordshire DC.

- Land off Gravelly Way, Four Ashes: *Modification of conditions of previous permission for minor material amendments to approved layout plans to amalgamate 2 units to create a single unit, amended landscaping plans, etc.* (Objection). Granted, subject to additional tree and hedge planting.

Cannock Chase DC.

- Land at Power Station Road, Rugeley: *Erection of single storey transport workshop with associated parking area.* (No objection). Approved, subject to acoustic fencing to the rear, above The Mossley.

North Warwickshire BC.

- Bradley Green Moorings, Spon Lane, Grendon: *Change of use of 8 existing leisure moorings for use as permanent residential.* (No objection). Withdrawn.

Philip G Sharpe
Planning Officer
IWALP238

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 7/11/2017 & 12/12/2017

Staffordshire County Council.

- Lichfield Southern Bypass (Final Phase) Land between Birmingham Road and London Road, Lichfield: *Proposed construction of a railway bridge and 53m of new carriageway to link with an approved distributor road to create the final phase of the Lichfield Southern Bypass. This includes temporary working space either side of the railway line and a temporary haul road along the line of the planned distributor road.* Does not include the parallel tunnel under the railway needed for the Lichfield Canal, although it may benefit the restoration by providing a railway closure 'window'. Correspondence with L&HCRT about any comments needed.

South Staffordshire DC.

- Site Allocations Document Examination: Updated hearings programme and documents submitted. Includes Council response on Hatherton Canal Restoration Policy. / Attended Hearing at Codsall on 8 Dec. No discussion on Hatherton Canal Policy.
- Sunnydale, Dark Lane, Cross Green: *Replacement dwelling*. In Staffs. & Worcs. Canal Conservation Area adjacent to Listed Cross Green Bridge 71. Derelict bungalow on overgrown site to be replaced by modern bungalow. Acceptable design and will improve appearance of site from canal. No objection. [Email comment].

Cannock Chase DC.

- Brindley Bank Pumping Station, Wolseley Road, Rugeley: *Erection of boundary fence. / Listed building application for various alterations to building including demolition of single storey building*. (2 applications). Emails from planning officer confirming style, height and alignment of fence and inclusion of rear gate. Also confirming drawings of cages around engine only diagrammatic. Proposed removal of leylandi fence to front of site is welcome in opening up views of historic building as well as improving natural surveillance. The existing fence is to be retained but is rusty and should be repainted, dark green to match new fence. [Email responses]. / Decision on Boundary Fence: Approved. New fence 2m height and includes new double gate aligned with existing gate.

Walsall MBC.

- Former British Lion Works, Forest Lane, Blakenall, Walsall: *Demolition of existing buildings, construction of 18 dwellings with associated access road and parking*. 3.5 storey houses by canal but at lower level and set back behind gardens. No objection. [Online response].
- 7 Primrose Close, Pelsall: *Side garage extension*. No objection. [Online comment].

Lichfield DC.

- Land north of Dark Lane, Alrewas: *Residential development of 20 dwellings with associated access, parking, public open space and landscape works*. Set well back from canal behind existing hedges. Includes parking area for moorings. No objection. [Letter].
- Land at Fradley Junction, Gorse Lane, Fradley: *Proposed Outline planning application for up to 250 dwellings*. Pre-application consultation. Screened from Trent & Mersey and Coventry canals by existing woodland belts so no objection in principle, but would increase visitor pressures on Fradley Junction so should provide funding for a visitor strategy and extra public car parking. However, site not allocated in Local Plan so application premature, may not be suitable location for housing and should be refused. / Additional comments on proposed car park by Shadehouse Lock, and on HS2 construction and operation noise affecting marketability of housing. [Email responses].
- Lock Cottage, Wood End Lane, Fradley: *Fell Cypress tree, pollard Willow tree, and reduce crown by 2-3m of Fruit tree*. No comment.
- Brookfield, Hay End Lane, Fradley: *Variation of conditions 2,3 and 5 of application relating to substitution of house type*. Minor change to appearance of 3 houses facing canal. No objection. [Email response].

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: *Erection of new facilities building to provide male and female toilets and showers*. Supported. [Email comment].
- 7 Barton Turn, Barton under Needwood: *Change of use of land to domestic curtilage and erection of a single storey side extension*. Across road from canal. No comment.

Tamworth BC.

- Community Infrastructure Levy, consultation on charging schedule modifications: No comment.

North Warwickshire BC.

- Curdworth Tunnel, Wishaw Lane, Curdworth. *Listed Building Consent for repair and replacement of the brick setts on the towpath in the tunnel. Replacement of 15 uprights on the handrail, clean and paint the whole handrail. Installation of steel plates between the uprights at either end of the tunnel to prevent flooding and overtopping from boat wash on the towpath*. Supported. [Online comment].

North West Leicestershire DC.

- Local Plan 2011-2031: Notice of Adoption.

Department for Transport / HS2 Ltd.

- Phase 2a (West Midlands – Crewe) Hybrid Bill Environmental Statement, Summary of Responses: No mention of noise or construction impacts on canal.

Decisions on Previous Applications:

Stafford BC.

- Salt Works Farm, Salt Works Lane, Weston: *(Outline) Proposed residential development of 3 two storey units and 2 semi-detached dormer bungalows*. (Objection). Permitted.

Lichfield DC.

- Slipway at Cappers Lane, Lichfield: *All weather cover (poly tunnel) for boat slipway (renewal of 2012 application)*. (Supported). Approved for 2 years or until site needed for HS2 works or for canal restoration.

East Staffordshire BC.

- Barton Marina, Barton Turn, Barton under Needwood: *Proposed change of use of land for the stationing of 20 tourist accommodation pods and associated works.* (Some concerns). Approved, subject to a maximum stay of 1 month in any year.

North Warwickshire BC.

- Boat Yard, Slacks Avenue, Atherstone: *Change of use from commercial boatyard premises to land and moorings for outdoor recreation, with erection of indoor classroom and one residential mooring.* (Supported). Granted, subject to residential boat being used by caretaker only and limited to 20.2 metres length. Also limits on operating hours.

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