

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 4/12/2018 & 9/1/2019

Cannock Chase DC.

- Rugeley Power Station: Attended Report Back presentation 4 Nov. Illustrative Masterplan proposes mostly housing with a central employment area between retained substation and Amazon warehouse. Footpath linkage to canal shown near railway viaduct.

Walsall MBC.

- Rushall Olympic Football Club, Daw End, Rushall: *Provision of new 3G all-weather football pitch and associated works.* No objection. [Online response].

Lichfield DC.

- Local Plan Allocations, Main Modifications: Largely about the Local Plan Review of housing need to meet Birmingham's shortfall. No change to Lichfield Canal policy. No comment.
- Deanslade Park housing site: Provided information to Lichfield & Hatherton Canal Restoration Trust's Barrister for his legal opinion on the Local Plan obligations to provide a canal bridge and channel works (Favourable opinion received). / Meeting with LHCRT 9 Dec. to discuss tactics. / Commented to Council on continued deficiencies in amended Planning Committee report and requested deferment (later agreed). / Further advice to LHCRT and further meeting about tactics on 6 Jan. / Provided further information to Barrister.

East Staffordshire BC.

- Horninglow Basin, Horninglow Road, Burton upon Trent: *Change of use of eight leisure moorings for use as permanent residential moorings and erection of bin and cycle store.* No objection. [Online response].

Tamworth BC.

- Land at Dunstall Farm, Tamworth: *Amendment comprising introduction of hipped roofs to several house types, to reserved matters consent for erection of 405 dwellings forming the first phase, including roads/driveways, landscaping and play areas.* No comment.

North Warwickshire BC.

- Hartshill Yard, Atherstone Road, Hartshill: *New vehicular access, circulation and parking arrangements.* Proposed one-way system with new exit onto Apple Pie Lane, with 25 parking places and footpaths, to support new uses for vacant buildings. Cookery School no longer operating. No changes to Listed Buildings. No objection. [Online comment].

Hinckley & Bosworth BC.

- Land south of Lime Kilns Way, Hinckley: *Erection of two employment buildings with access and parking.* Partly screened by towpath hedge but car parking shown right up to hedge limiting potential for strengthening it to improve screening. Should be a 10m landscape buffer as for previous developments and consents. Noise assessment fails to consider impact on occupied visitor and permanent moorings, especially from HGV movements, reversing sirens and overnight working. Heritage Assessment fails to establish where the lime kilns were, which requires further investigation. Cycle path shown connecting to towpath so should be conditional on funding towpath surface improvements. Objection. [Letter] / Response from Planning Officer that considering strengthened landscaping and noise concerns.

North West Leicestershire DC.

- Local Plan Review, Emerging Options consultation: Nothing specific to waterways. No comment.

Department for Transport / HS2 Ltd.

- Submitted IWA response on the Phase 2B Working Draft Environmental Statement on 21 December; identifying impacts and changes needed at 16 waterway interfaces, including major issues on the Middlewich Branch, Trent & Mersey Canal, Bridgewater Canal, Coventry Canal, Ashby Canal restoration, Erewash Canal, and Chesterfield Canal restoration. / Put article on Branch website linked to full response and contributed to news item on main website.

Decisions on Previous Applications:

Walsall MBC.

- Stop Buildings, Rear of 211-212 Norton Road, Pelsall: *Reconstruction of former stable building for commercial use.* 2015 application for repair of partly collapsed stables and shed for use as offices in connection with adjacent boat mooring. (Supported). Work was completed early 2016 and advertised for sale, although no water, sewer or electricity connections. Refused, due to Green Belt, potential water pollution, parking and road access. Not clear if it is just the commercial use that is refused, or the reconstruction, in which case it may be required to return it to a derelict state !

Lichfield DC.

- Fradley Neighbourhood Plan: Decision to proceed to referendum. Decision Statement published with extensive changes to policies and text, following Examiners Report recommendations. No mention of correction of errors we reported.

East Staffordshire BC.

- Former Regales Restaurant, Lichfield Road A38, Barton under Needwood: *Drive-thru window extension and alterations to building and creation of new drive-thru lane to existing unit for use as coffee house.* (Objection). Permitted. Notes that towpath hedge may be owned by CRT.
- 1 Horninglow Road North, Burton on Trent: *Erection of a two storey extension to the south east elevation and roof alterations including the raising of the ridge height.* (No objection). Approved.

North Warwickshire BC.

- Seven Acres, Boddymoor Heath Lane, Boddymoor Heath: *Erection of 12 boarding dog kennels.* (Objection). Withdrawn.

Philip G Sharpe
Planning Officer
IWALP250

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/1/2019 & 13/2/2019

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.* (Not consulted). Landscape plan shows raised and extended earth bund, 8m high around west and north sides of track, which with screen planting should reduce noise impacts on canal and residential boats, but Noise Assessment should be updated to demonstrate this. [Email comment].

Walsall MBC.

- Site Allocation Document: Notice of Adoption.

Birmingham CC.

- Peddimore, land north of Minworth, east of A38 and west of Wiggins Hill Road, Sutton Coldfield: *Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), gatehouses and security facilities, service yards and HGV parking, plant, vehicular and cycle parking, landscaping, pedestrian and cycle infrastructure, green and blue infrastructure, ancillary business and community facilities (D1/D2/B1a/A3/Sui Generis) including a multi-purpose hub building and associated development. Full planning application for a new roundabout access from the A38, construction access and compound area, internal spine road, site gatehouse, primary substation and tower, engineering operations including foul pumping station, acoustic fencing, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and structural landscaping including drainage infrastructure and development platform within Peddimore Brook corridor for ancillary business and community facilities.* On open farmland to north of Birmingham & Fazeley Canal, which is on embankment with clear views of the site. Loss of rural setting will damage the canal's recreation and tourism value. Mounding and landscape planting provides some screening but with a major gap near the canal. Earthworks to produce development plateaus would raise ground levels near canal by 3m and proposed buildings are up to 23m high. Should exclude development near the canal unless and until adequate screening is included, ground level near canal is not raised, height of nearest building is reduced and height of mounding is increased. [Letter].

Lichfield DC.

- Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre: *Reserved matters for the erection of 60 dwellings and associated works (Phase 1).* Design, siting and layout of houses facing canal acceptable, but no details of appearance of large attenuation pond now shown between housing and canal. [Email response].
- Kings Orchard Marina, Broad Lane, Huddlesford: *Retention of 12 caravan/campervan pitches with associated surfacing.* (No objection). Additional information. Flood Risk Assessment. No further comment.
- Land at Fradley Park, Halifax Avenue, Fradley: *Reserved matters application (appearance, landscaping, layout and scale) for the erection of 374 dwellings within phases 2, 3 and 4 of outline approval.* Amended plans and additional information. Nothing affecting canal frontage. No further comment.
- Statement of Community Involvement: Should be a list of non-statutory consultee bodies. Consultation on SPDs "where resources allow" is not acceptable. Local Plan documents should be fully consulted at Draft stage and comments not limited to tests of soundness. Local interest groups now eligible to speak at Planning Committee. Confused wording and errors in several places.
- Appendix A Sustainable Design SPD: No comment.

Tamworth BC.

- Draft Tamworth Design SPD: No comment.
- 3 Doriscroft, Dog Lane, Amington, Tamworth: *Variation of condition of planning permission to substitute new drawing.* Detached annex in rear garden, refused but granted on appeal. Minor variation to roof lights. No comment.
- 251 Tamworth Road, Amington, Tamworth: *Proposed dwelling with integral garage and parking.* Includes abutment of Grade II Listed Amington Bridge 67 and would block former access track. Should be refused, and foot and cycle path access should be reinstated across bridge from Tamworth Road to the public open space to the north. [Email comment].

North Warwickshire BC.

- Land to east of former Tamworth Golf Course, north of Tamworth Road B5000 and west of M42, Alvecote: *Outline application - Demolition of all existing buildings and construction of up to 1540 dwellings (including a 100 bed unit extra care home) a community hub, a two form entry primary school, the provision of green infrastructure comprising playing fields and sports pavilion, formal and informal open space, children's play areas, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure, vehicular access and landscaping.* Off Robeys Lane south of Alvecote Marina but away from canal. No comment.
- Local Plan Examination: Timetable for resumed Examination hearings. / Further information on Hearings programme and agendas.

Hinckley & Bosworth BC.

- Land south of Lime Kilns Way, Hinckley: *Erection of two employment buildings with access and parking.* Information on CRT about previous applications and the Design Brief basis for requesting towpath improvements for increased cycle access. [Email]. / Copy of CRT response with update on their discussions with planning officer about landscape buffer and towpath access.

Canal & River Trust.

- Attended half-yearly Planning co-ordination meeting in Birmingham on 28 Jan.

Planning Inspectorate.

- West Midlands Interchange: Invitation to Preliminary Meeting and Initial Hearings in Wolverhampton on 27 Feb; Initial Assessment of Principal Issues, including effect on Staffs & Worcs Canal, recreational and leisure activity; Draft Examination timetable with deadlines through to August. / Responded that expect to attend. [Email response].

Department for Transport / HS2 Ltd.

- Attended HS2 Waterways Working Group at Measham on 4 February and produced notes of meeting.

Decisions on Previous Applications:

Cannock Chase DC.

- Sunflowers Day Nursery, Station Road, Rugeley: *Demolition of existing building and associated works to clear site.* (No objection). Granted, subject to landscaping remediation.

Walsall MBC.

- Veolia ES UK Ltd. Empire Works, Stubbers Green Road, Aldridge: *Erection of canopy.* (No objection). Granted.

Lichfield DC.

- Sheepwash Farm, Fisherwick Road, Fisherwick: *Change of use of agricultural building to form children's day nursery.* (No objection). Approved.

East Staffordshire BC.

- Horninglow Basin, Horninglow Road, Burton upon Trent: *Change of use of eight leisure moorings for use as permanent residential moorings and erection of bin and cycle store.* (No objection). Approved.

North Warwickshire BC.

- Dunton Wharf, Lichfield Road, Curdworth: *Demolition of existing buildings and erection of 3 buildings to provide offices, training/classrooms and industrial unit to facilitate the use of site for storage and ancillary digger driving school.* Granted, subject to noise mitigation, limited working hours, prevention of pollution of canal, and Landscape Management Plan with Note about IWA comments suggesting reinstated towpath hedge on low earth bund, historic canal arm side bridge incorporated as landscape feature, and setting back security fencing behind landscape strip.

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 13/2/2019 & 13/3/2019

Staffordshire County Council.

- Former Rugeley Power Station, Armitage Road, Rugeley: *EIA Scoping Opinion for Erection of 2,300 dwellings, 5 ha of employment land and associated infrastructure.* (For both Cannock Chase & Lichfield). No comment.

Cannock Chase DC.

- Grove Colliery, Lime Lane, Pelsall: *Change of Use of land to gypsy traveller residential site for up to 7 caravans, of which no more than 3 would be static caravans. The construction of a day room block and utility block, creation of a new vehicular access and the laying of hard standing.* No objection in principle to gypsy residential site but concerned that could become just a transit site, and that it depends on demolition of buildings of historic interest. Grove Colliery Offices and Manager's House are substantial and attractive buildings and rare survivors of the local coal industry which should be Locally Listed. Although in poor condition they appear capable of repair and reuse for commercial, domestic or preferably a community use. This could combine an outdoor activity, mining heritage and wildlife centre, appropriate to its proximity to the Cannock Extension Canal. A structural survey, repair cost estimate and marketing assessment should be provided before any demolition is agreed. Objection. [Email response].

Walsall MBC.

- 39 Lonsdale Road, Walsall: *Conversion of existing garage into bedroom and shower room and extension to rear kitchen and front ramp.* Set well back from canal. No objection. [Online response].

Lichfield DC.

- Land adjacent Bear Cottage, Heath Gap, Fradley: *Erection of 1 five-bedroom dwellinghouse.* Amended plans. No objection. [Online response].

- The Methodist Church (Workshop), Lichfield Street, Fazeley: *Change of use and alterations to existing building to form 6 two bedroom apartments along with alterations to 17 Mill Lane to form vehicular access to site.* Canalside at Fazeley Junction opposite Tolson Mill. 1885 chapel building. Locally Listed and in Conservation Area. Only change to external appearance is addition of roof lights. No objection. [Email response].

- Land south of Tamworth Road, Lichfield: *Erection of 28 dwellings with ancillary parking and private amenity space; provision of public open space area; site infrastructure and landscaping (outline application relating to access).* Amended plans and additional information. Shows existing site compound as 'Retained Area' and confirms need to discharge surface drainage to canal. IWA also aware of a further amended plan showing the slipway and a 5m wide canalside access track, as we requested. If applicant provides amended plan and cross sections, and confirms the proposed 25 years lease of the compound and access track to LHCRT, this will satisfy the Development Plan requirements to safeguard the Lichfield Canal restoration. [Email response].

- Deanslade Park Project, Land south of Falkland Road, Lichfield: Planning Committee meeting on 4 March. Comments on revised Officers Report and summary of key planning issues about provision of infrastructure for Lichfield Canal and in particular the requirement for a canal bridge at Claypit Lane. The Development Plan requirement for the bridge is clear; CIL is irrelevant; the applicant's legal opinion is without merit; the report is inaccurate, misleading and unbalanced; councillors should reject its unsound advice and ensure that the S106 planning obligations include developer funding for the bridge. [Letter]. / Attended Planning Committee meeting 4 March at which the application was approved. / Meeting with LHCRT 5 March to discuss tactics and provided briefing to Barrister.

North Warwickshire BC.

- Local Plan Examination: Attended hearing on 26 Feb. at Atherstone to ask for Conservation Area designation of Coventry and Birmingham & Fazeley canals in the Borough. / Submitted Position Statement on proposed housing site H2 around Atherstone Locks for consideration at Examinatin Hearing on 3 April.

Planning Inspectorate.

- West Midlands Interchange: Attended Preliminary Meeting and Open Floor Hearing in Wolverhampton on 27 Feb. / Received updated examination timetable and list of Inspector's detailed questions.

Department for Transport / HS2 Ltd.

- Attended Trent Sow Parklands & Cannock Chase AONB HS2 Group meeting at Shugborough on 6 March to agree administrative issues.

Decisions on Previous Applications:

Walsall MBC.

- Castings PLC, Lichfield Road, Brownhills: *Proposed extension to Bay 5 to house new machinery.* (No objection). Granted.

Lichfield DC.

- Fradley Neighbourhood Plan: Adopted Feb. 2019.

- Land adjacent Brook House, Cappers Lane, Lichfield: *Engineering operations to existing canal and towpath to enable proposed construction of new canal marina basin and associated works including marina entrance bridge, dry dock, site access road, car parking, security fencing, flood compensation and landscape planting to replace existing facilities to be lost by the realignment of Cappers Lane as part of the development of HS2. Replacement for moorings and facilities to be lost due to HS2. (Supported). Approved.*

Philip G Sharpe
Planning Officer
IWALP252

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 13/3/2019 & 9/4/2019

Cannock Chase DC.

- Trent & Mersey Canal Conservation Area, Draft Appraisal and Management Plan: Almost all our comments were accepted and changes made to the final Adopted document, although inclusion of Churchdale cottage deferred to a future update.

Walsall MBC.

- York's Bridge, Norton Road, Pelsall: Consultation on latest plans for a replacement bridge. Commented on previous plans in 1993, 1995, 2011, 2012, 2013 & 2014. Supported in principle as existing bridge dangerous for pedestrians. Includes retention and pedestrianisation of historic bridge, brick cladding on new one alongside, an access path to the towpath and extra parking for users of the Common. Should include pavement on east side of road. Supported. [Email comments].

- Goscote House, Goscote Lane, Bloxwich: *Prior approval for the change of use of the existing three storey building from Offices for 15 residential units.* Away from canal. No objection. [Online response].

Birmingham CC.

- Peddimore, land north of Minworth, east of A38 and west of Wiggins Hill Road, Sutton Coldfield: *Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), gatehouses and security facilities, service yards and HGV parking, plant, vehicular and cycle parking, landscaping, pedestrian and cycle infrastructure, green and blue infrastructure, ancillary business and community facilities (D1/D2/B1a/A3/Sui Generis) including a multi-purpose hub building and associated development. Full planning application for a new roundabout access from the A38, construction access and compound area, internal spine road, site gatehouse, primary substation and tower, engineering operations including foul pumping station, acoustic fencing, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and structural landscaping including drainage infrastructure and development platform within Peddimore Brook corridor for ancillary business and community facilities.* (Objection). Agent's response letter to our requests for reduced ground levels, reduced height of units near the canal, and improved mounding and screen planting; refusing to make any changes.

Lichfield DC.

- Local Plan Review, Preferred Options & Policy Directions: A 'high level' consultation. No comments. / Received copy of LHCRT's comments.

- Land south of Tamworth Road, Lichfield: *Erection of 28 dwellings with ancillary parking and private amenity space; provision of public open space area; site infrastructure and landscaping (outline application relating to access).* Correspondence with applicant and planning consultant. Received amended plan and cross sections, also Heads of Terms for lease of compound and for transfer of ownership of 'winding hole' and access track to LHCRT. Fully satisfied with the changes. / Confirmed to planning officer that no further objections. [Emails].

- Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 58 dwellings and associated works (Phase 1).* Amended plans including some details of attenuation pond near canal, but further information needed. [Email response].

- 13 Nursery Lane, Hopwas: *Single storey rear extension to form utility.* No objection. [Online response].

North Warwickshire BC.

- Local Plan Examination: Attended hearing on 3 April at Atherstone concerning proposed housing site H2 around Atherstone Locks. Requested broad buffer zone of open amenity land along both sides of Coventry Canal. Council offered to consider this as a modification to Policy LP39 and to consult IWA as a key stakeholder on Masterplan for the site. Landowner Merevale Estates willing to talk to IWA about layout and design and possible new canal bridge.

Nuneaton & Bedworth BC.

- 112 Coventry Road, Nuneaton: *Detached 4 bedroom dormer bungalow with associated parking and hard and soft landscaping.* Disused allotment site. No comment (no objection).

Planning Inspectorate.

- West Midlands Interchange: Reviewed Post-Hearing submissions, including Greensforge Sailing Club on Calf Heath Reservoir. Applicant agreed to demolish redundant pipe bridges over canal within 5 years.

Department for Transport / HS2 Ltd.

- Phase 2a Additional Provision 2 Environmental Statements consultation: Includes reducing height of viaducts and embankments around Kings Bromley, and changed plans for junction with West Coast Mainline at Handsacre. Submitted response concerning groundwater drawdown from dewatering 3 borrow pits near the Trent & Mersey Canal between Wood End and Handsacre, the uncertain extent of puddle clay lining of the canal, potentially increased water leakage, and issues with the proposed recharge pipeline outfalls. [Letter].

Decisions on Previous Applications:

Staffordshire County Council.

- Unit 4, Power Station Road, Rugeley: *Retrospective application for a tyre recycling facility.* Granurite site. (Objection). Granted, subject to external tyre storage limited to 2 smaller areas and 3m height.

Lichfield DC.

- 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 Fossey 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. (Removal of vehicular access from Claypit Lane and amendment to internal site layout and house types).* Approved subject to S106 Agreement. LHCRT considering Judicial Review application.

- Land at Fradley Park, Halifax Avenue, Fradley: *Reserved matters application (appearance, landscaping, layout and scale) for the erection of 374 dwellings within phases 2, 3 and 4 of outline approval.* Approved.

Philip G Sharpe
Planning Officer
IWALP253

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 9/4/2019 & 11/6/2019

South Staffordshire DC.

- Land off Cherrybrook Drive, Penkridge: *Outline planning application for the erection of up to 80 dwellings with associated vehicular access and other enabling works. All other matters (appearance, landscaping, layout and scale) reserved.* (Objection). Notice of Appeal against refusal. / Appeal later withdrawn.

Cannock Chase DC.

- Old Mill/Canal Warehouse, Mill Lane, Rugeley: Historic but long derelict building within Trent & Mersey Canal Conservation Area. Wrote to Principal Planner with photos of newly installed windows asking if aware as no planning application seen. [Email]. / Acknowledged and passed to Development Control.

- Local Plan: Issues & Options, Infrastructure Delivery Plan, Sustainability Appraisal and Habitat Regulations Assessment consultations. Support separate policy for Hatherton Canal restoration and suggested policy wording. Support new policy for Cannock Extension Canal SAC but should be comprehensive and include navigation, recreation, residential and commercial interests, along with adjacent land uses at Grove Colliery etc. Infrastructure Delivery Plan should include developer contributions to Hatherton Canal and remove reference to boat movements on Cannock Extension Canal. HRA should remove reference to boat traffic limits. Housing Needs Assessment should consider susceptibility of residential boats to external noise. [Form].

Walsall MBC.

- European Industrial Group, Unit 31, Industrial House, Maybrook Road, Walsall Wood: *Proposed new storage building adjacent existing manufacturing facility, new access onto Maybrook Road and car park extension.* Disused site in industrial area and building set back from canal. No objection, subject to landscape screening along canal frontage. [Online response].

- Telecommunications Mast rear of Anchor Inn, Chester Road, Brownhills: *Replacement of existing 14.7m monopole with 20.0m high slimline lattice mast supporting 6 antenna apertures, together with the installation of 8 ground-based equipment cabinets.* Existing mast is slim, elegant and screened by trees but proposed 5G replacement is higher, wider and unattractive in appearance. Objection. [Online response]. / Since Refused, due to visual intrusion in Green Belt, harm to setting of canal and amenities of canal users.

- 2A Middleton Road, Brownhills: *Erection of detached dwelling and detached garage (amends Plot 1 of previous consent)*. Previous consent includes conditions to protect the integrity of the canal cutting during construction but amended buildings still too close to the edge and no information on canalside landscaping. Should also be an access, landscaping and maintenance agreement with CRT. [Email response].
- Beckett Abrasives Ltd. Beckett House, Middlemore Lane West, Aldridge: *Warehouse extension to existing premises*. No objection. [Online response]. / Since Granted.
- Poplars Farm, Fishley Lane, Bloxwich: *Prior Approval for the erection of a storage building to store tractor, trailer, fertiliser and hay*. Away from canal. No comment. / Since Granted.

Lichfield DC.

- Coton and Hopwas Social Club, School Lane, Hopwas: *Erection of new club building including demolition of existing building*. (Supported). Amended plan. Building moved a few yards north. No further comment.
- Land south of Shortbutts Lane, Lichfield: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 174 dwellings and associated works (Phase 2A) in accordance with 2012 application*. (Reply combined with Bypass application - see below). [Letter].
- Land south of Shortbutts Lane, Lichfield: *Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road, Lichfield*. Plans show 2 access road bridges crossing Lichfield Canal route but insufficient details of canal side slopes to demonstrate integration with road verge and open space. If canal in cutting then developer should fund deeper excavation and any retaining walls, but better if Lock 22 moved back east to original position with canal at ground level and western access road raised to cross it. [Letter].
- Land off Hay End Lane, Fradley: *Reserved Matters application for the layout, scale, appearance and landscaping of the site for 250 dwellings with associated drainage features in accordance with Outline consent*. Away from canal. No comment.
- Local Plan Allocations: Inspector's report approving plan as 'Sound' subject to Main Modifications which include commitment to a Local Plan Review by 2021.
- Land North West of Broad Lane, Huddlesford: *Construction of 118 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*. (Objection). Notice of Appeal against refusal.

East Staffordshire BC.

- Land off Horninglow Basin, Horninglow Road, Burton upon Trent: *Erection of four dwellings*. ¼ mile south of the basin. Large 5 and 7 bed houses of traditional design, facing and set back from canal and well screened by existing canalside trees to be retained. No objection. [Email response].

Tamworth BC.

- Land adjacent 251 Tamworth Road, Amington, Tamworth: *Proposed dwelling with associated parking (resubmission of application)*. Previous application (Objection) was withdrawn (see below). New layout with drive but no connection to canal bridge. Objection as before: Includes abutment of Grade II Listed Amington Bridge 67 and would block former access track. Should be refused, and foot and cycle path access should be reinstated across bridge from Tamworth Road to the public open space to the north. [Email comment].

North Warwickshire BC.

- Britannia Works, Coleshill Road, Atherstone: *Erection of 70 apartments with extra care provision*. Former hat factory on offside above Atherstone top lock. New 4 storey block along canalside, with conversion of historic buildings fronting Coleshill Road. No objection as would be an improvement on current dereliction, but former canal warehouse building should be retained and design of canalside apartment block should be less monolithic and better reflect the Georgian brick vernacular architecture of the Coventry Canal. [Email].
- Land 100m north of Woodpark Farm Cottage, Grendon Road, Polesworth: *Erection of 9 dwellings, garaging, landscaping and associated works*. Extension of recently approved housing site onto open farmland on the edge of Dordon. Would be a finger of development intruding into the countryside and diminishing the rural setting of the Coventry Canal. Not allocated in Local Plan which is currently undergoing Examination so should be refused. But if considered then house nearest to canal should be set further back and landscape planting provided to help screen the site. Objection. [Letter].

Leicestershire County Council.

- Ashby Canal Transfer consultation: Proposed transfer of Ashby Canal land ownership between Snarestone and Measham with TWA Order obligations and responsibilities to Ashby Canal Association to progress its restoration. / Consulted ACT on response. / Completed online survey supporting the transfer, with reference to letter for details. Letter supports proposed TWA Order and land transfer, plus remaining funds and a capitalised maintenance sum. Options for the excluded land at Measham Wharf, dependant on the final HS2 route, need explanation. The water storage lake provided by UK Coal should be acquired by LCC as agreed and the land then included in the transfer.

Hinckley & Bosworth BC.

- 5 Wharf Yard, Hinckley: *Erection of 14 apartments (revised scheme)*. 2011 consent for 9 apartments and 3 office units not implemented. Similar design. No objection in principle, but concerned that increased car parking further reduces the limited amenity planting area adjacent to canal. [Online response].

North West Leicestershire DC.

- Land at Canal Street, Oakthorpe: *Erection of 12 log cabins for holiday accommodation*. Consulted ACT & ACA before responding. Adjacent to protected Ashby Canal restoration route, with access road crossing the canal where a bridge will need to be replaced. Holiday accommodation compatible with future recreational use of canal but increased road traffic could require a wider bridge to be provided. If road improvements required, then should be conditional on some form of compensatory payment. [Email response].

Canal & River Trust.

- Attended half-yearly Planning co-ordination meeting in Birmingham on 10 June.

Planning Inspectorate.

- West Midlands Interchange: Reviewed Deadlines 2 & 3 submissions. Includes CRT written representations and responses to Inspector's questions by the applicant and CRT, and a draft Statement of Common Ground. Plans fail to recognise noise impact on residential use of long-term moorings, claiming all users are transient. CRT also object to design of new bridge crossing, want existing modern bridge to be removed, and want towpath surface improvements to extend beyond the site north to Penkridge and south to the M54. / Attended Issue Specific Hearing on Noise, Landscape & Visual and Heritage aspects in Cannock on 6 June. CRT gave evidence on varied frequency of residential use of the 10 permanent moorings. Inspector's questions showed good understanding of canal users not being 'transient', noise and visual impacts, and heritage value of canal.

Department for Transport / HS2 Ltd.

- Attended HS2 Waterways Working Group at Measham on 29 April and produced notes of meeting. / Phase 2b Design Refinement consultation published 6 June. Only minor changes in Lichfield Branch area. / Phase 2a (West Midlands - Crewe) Select Committee Third Special Report published 7 June: Reports IWA evidence on residential moorings and expects Government to provide a new compensation fund for narrow boat dwellers; Critical of Government refusal to provide 5m noise barrier at Great Haywood Marina, and expect Trent-Sow Parklands & Cannock Chase AONB Group to find solution to IWA's concerns about noise; Possible use of Community Fund to upgrade T&M Canal towpath at Colwich.

Decisions on Previous Applications:

Lichfield DC.

- Land adjacent to Bear Cottage, Heath Gap, Fradley: *Erection of 1 five-bedroom dwellinghouse*. Amended plans. (No objection). Refused.
- Land adjacent Birmingham Road and Falkland Road roundabout, Lichfield: *Creation of a tunnel through/under the railway embankment for navigation by narrowboats and creation of stairway, pedestrian and cycle way alongside the navigable channel*. (Fully supported). Approved.

Tamworth BC.

- 251 Tamworth Road, Amington, Tamworth: *Proposed dwelling with integral garage and parking*. (Objection). Withdrawn.

North Warwickshire BC.

- Hartshill Yard, Atherstone Road, Hartshill: *New vehicular access, circulation and parking arrangements*. (No objection). Granted.

Philip G Sharpe
Planning Officer
IWALP254

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 11/6/2019 & 9/7/2019

Cannock Chase DC.

- 1 Regency Court, Rugeley: *Approval of Conditions for materials, piling completion, drainage, landscaping - hard & soft*. (Consent for 2 bed chalet bungalow - No previous objection). Plastic sheet piling of canal edge completed. No comment.
- Rugeley B Power Station, Power Station Road, Rugeley: *Outline planning application for the creation of development platform and the demolition of existing office building and environmental centre, site clearance, remediation and mixed-use development of land at the former Rugeley Power Station comprising: up to 2,300 new dwellings, up to 1.2 ha of mixed-use, up to 5ha of employment, 2 form entry primary school, formal and informal Publicly Accessible Open Space, key infrastructure including new adoptable roads within the site and the provision*

of a new primary access junction on to the A513, ground mounted solar panels and 2 existing electricity substations (132 kV & 400 kV) retained. Away from canal. No comment.

Walsall MBC.

- 40 Norman Road: *Part first floor extension to rear.* No objection. [Online response].
- 3 Canberra Road: *Two storey side, single storey front and rear extension, loft conversion, rear dormer, front roof light and replacement roof.* No objection. [Online response].
- European Industrial Group, Unit 31, Industrial House, Maybrook Road, Walsall Wood: *Proposed new storage building adjacent existing manufacturing facility, new access onto Maybrook Road and car park extension.* (No objection). Additional information. Canalside landscaping to be secured by condition. No further comment.
- Black Country Plan: News Bulletin. Renamed from Black Country Core Strategy. Summary of initial findings from Issues & Options Consultation in 2017. Mentions IWA response.

Lichfield DC.

- Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 58 dwellings and associated works (Phase 1).* Further amended plans including attenuation pond levels and CRT discharge licence. No objections. [Email response].

Tamworth BC.

- Requested confirmation that IWA still on local list of consultees for planning policy and applications - Confirmed.

North Warwickshire BC.

- Local Plan update, Consultation on Draft Air Quality SPD, and Local Plan mailing list. No comments necessary.
- 5 Merevale Road, Atherstone: *Three storey extension, single storey rear extension and alterations to front elevation.* Above Atherstone Lock 5. Well screened by existing trees. No objection. [Online comment].

Nuneaton & Bedworth BC.

- Borough Plan: Notice of Adoption. Confirmed that still wish to be notified about all planning policy consultations and relevant planning applications. [Email response].

Planning Inspectorate.

- West Midlands Interchange: Submissions for Deadline 4. Including CRT letter with additional comments on noise and heritage. / Inspector's Further Written Questions, including: noise effects on canal businesses at Gailey Wharf, Calf Heath and Hatherton Marina; possible pollution of canal; value of Canal Conservation Area; surface water drainage into canal; noise effects on canal users and on Calf Heath reservoir; 'transient' classification of moorings occupiers at Gailey; height of landscape mounds adjacent to canal; assessment of wind conditions for sailing on reservoir; use and enhancement of canal towpath to north and south of the site.

Department for Transport / HS2 Ltd.

- Phase 2a (West Midlands – Crewe) Promoter's Response to Select Committee Third Special Report: Government will consider bringing houseboats into line with caravans for home loss payment entitlement; regulations to compensate houseboat residents impacted by noise from rail works; and use of non-statutory compensation measures in advance of legislation. Meanwhile, will identify affected houseboat owners and publicise "atypical" compensation request arrangements. Promoter will ask Trent-Sow Parklands & Cannock Chase AONB Group to consider noise barriers as part of design principles for Great Haywood viaduct.

Decisions on Previous Applications:

South Staffordshire DC.

- 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.* 2017 application. (Objection). Refused.

Philip G Sharpe, Planning Officer
IWALP255

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 9/7/2019 & 17/9/2019

South Staffordshire DC.

- 30 Kings Road, Calf Heath: *Amended description and plans (Variation of 2014 approval).* Building set well back from canal. No objection. [Online response].
- Park Gate Lock, Teddesley Road, Acton Trussell: *Facilities building for narrow boating (outdoor recreation).* Office, store and toilets in small metal sheet clad building adjacent to existing paint shop building at rear of basin. Supported, but asked for red brick facing the Staffs & Worcs Canal Conservation Area. [Email comment].

Cannock Chase DC.

- Land to north of Wyrley Common and south of A5 Watling Street: *Proposed change of use to outdoor go-karting facility and associated operational development including formation of track (1200m), car park and associated landscaping works. Details also provided of proposed hospitality/administration, garage/shop and toilet buildings for illustrative purposes only. Amended plans/documents.* Updated Landscape Scheme and Views of the bund, but bund profile shows unrealistically steep sides. Accepts operating hours limit of 9am to 6pm daily. Noise Assessment should include impacts on canal and residential boats. [Email comment].

Walsall MBC.

- 1B Watling Street, Brownhills: *Single storey side extension and new porch to side, first floor side extension, including front dormer and rear conservatory.* No objection. [Online response].
- 391 Birmingham Road: *Two storey side and single storey rear extension.* No objection. [Online response].
- European Industrial Group, Unit 31, Industrial House, Maybrook Road, Walsall Wood: *Proposed new storage building adjacent existing manufacturing facility, new access onto Maybrook Road and car park extension.* (No objection). Amended plans. Building size increased. No objection subject to canalside screen planting. [Online response].
- Yorks Bridge, Norton Road, Pelsall: *Construction of a new road bridge over the Wyrley and Essington Canal next to York's bridge and realignment of Norton road, plus new parking bays for Pelsall North Common and wetland area (adjacent to public footpath Ald0.149). The application includes the provision of an area of replacement common land to the south of the A4124 Lichfield road, to be served by a new vehicle access and parking area.* Supported. [Online response].

Lichfield DC.

- Land at Cricket Lane, Lichfield: *Outline planning permission (with all matters reserved except access) for the construction of up to 520 dwellings and an area of up to 12.78 hectares for the provision of employment floorspace (Use Classes B1/B2/B8) including; two points of access from Cricket Lane; comprehensive green infrastructure including footpaths, cycle ways, multifunctional open space, children's play areas, open space for sport and sustainable water drainage infrastructure including balancing ponds, re-routing of Ash Brook and other associated ancillary infrastructure and ground remodelling.* Amended description and plans. Minor changes. 2 extra connections to towpath but original one should be moved back to disabled access 'triangle' below Lock 25. Footpath altered at Cricket Lane junction with Tamworth Road to allow for canal bridge but still no commitment to provide the bridge. Draft S106 agreement excludes canal infrastructure and wrongly interprets CIL list as overriding requirements of IDP and SAD. [Letter].
- Land south of Shortbutts Lane, Lichfield: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 174 dwellings and associated works (Phase 2A) in accordance with 2012 application.* Revised drainage strategy. (Reply combined with Bypass application - see below).
- Land south of Shortbutts Lane, Lichfield: *Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road, Lichfield.* Additional and amended details, including highway design, drainage and landscaping. Canal now shown on plans with detailed cross sections, Lock 22 reinstated west of Access Road 2, and road level raised at Access Road 1; as we requested. Site drainage confirmed as into canal below Lock 23. Developer to provide the 2 canal bridges, appropriate ground levels, and various drainage pipes. Plans now acceptable. No further objection. [Letter].
- Green Belt Review Method Statement: No comment.
- Bromley Hayes Garden Centre, Shaw Lane, Rileyhill, Lichfield: *Change of Use of Retail Garden Centre (A1) to Light industry with ancillary offices and retail, for use as specialist furniture restorers including erection of 540m2 of additional floorspace.* Buildings well away from canal and screened by trees. No objection. [Email response].
- Land North West of Broad Lane, Huddlesford: *Construction of 118 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.* (Objection). Attended Informal Hearing of Appeal at Lichfield on 6 August.
- Local Plan Allocations: Notice of adoption. No change to Lichfield Canal policy or mapping.
- Planning Application Consultation System: Confirmed that registered for online responses. [Email response].
- Burntwood Neighbourhood Plan, Submission Draft Consultation: Includes Chasewater Reservoir and the end of the Anglesey Branch to Wharf Road. Promotes improved access to Chasewater. No comments necessary.

East Staffordshire BC.

- Land off Horninglow Basin, Horninglow Road, Burton upon Trent: *Erection of four dwellings.* (No objection). Amended plans. Minor changes to design of the 2 larger houses. No further comment.
- 1 Derby Road, Stretton, Burton: *Erection of a pair of semi-detached dwellings.* Site of demolished house with permission for detached house. Design acceptable. No objection [Online response].
- 420 Lichfield Road, Barton under Needwood: *Demolition of existing single storey side and rear extension to facilitate the erection of a part single storey part two storey rear and side extension.* Design acceptable. No objection [Online response].
- 77 Upton Drive, Stretton, Burton upon Trent: *Erection of a single storey rear and side extension.* No objection. [Online response].

North Warwickshire BC.

- Land opposite 41-43 Richmond Road, Atherstone: *Erection of 2, one bedroom flats with car parking.* No objection. [Online comment].
- Bodymoor Heath Farm, Dog Lane, Bodymoor Heath: *Re-siting of existing agricultural building.* Visited site. Adjacent to Curdworth Lock 9 and visible from outdoor seating of Dog & Doublet PH. Unattractive steel barn, damaging to setting of listed Cheatles Farm Bridge and to amenity and recreational value of the canal. Similar barn below the bridge is visually intrusive and in breach of planning conditions, without brickwork base or the required screen hedge. Should be moved well away from the canal and its heritage structures. Objection. [Letter]. / Now Withdrawn.
- Spinney Cottage, Common Lane, Polesworth: *Erection of double detached garage.* No objection. [Online response].
- Britannia Works, Coleshill Road, Atherstone: *Erection of 70 apartments with extra care provision.* Amended plans. (No objection, although changes suggested). Canal frontage now all in red brick. No further comment.

Hinckley & Bosworth BC.

- Basin Bridge Bungalow, Hinckley Lane, Higham on the Hill: *Replacement dwelling.* No objection. [Online comment].

North West Leicestershire DC.

- Land adjoining 21 Measham Road, Donisthorpe: *Variation of conditions of planning consent to change opening hours and number of dogs on site and to extend the time period for retention of the building.* The building is a wooden shed on the protected restoration line of the Ashby Canal, given temporary consent for 5 years only. No objection to extension of opening hours and dog numbers, but extending the building consent would prejudice the restoration and would be contrary to the Local Plan policy protecting the route. [Letter].
- Springfield Farm 39 Chapel Street, Oakthorpe: *Erection of up to four dwellings (outline - details of access included).* Access road and part of building directly on top of original canal channel. Contrary to Local Plan Policy IF6 protecting historic canal route for restoration. Policies Map not very accurate but historic OS mapping (supplied) clearly shows route. Objection. [Letter].

Planning Inspectorate.

- West Midlands Interchange: Responses to Inspector's requests for further information, etc., including CRT Statement of Common Ground: matters not agreed include Conservation Area character, height of landscape bunds, removal of Four Ashes Bridge, noise mitigation, and compensation for any loss. / Final submissions received and Examination closed on 27 August. 3 months allowed for report and 3 months for Government decision.

Department for Transport / HS2 Ltd.

- Attended Trent Sow Parklands & Cannock Chase AONB HS2 Group meetings on 24 July at Ingestre Hall, on 21 August at Stafford and on 11 September at Great Haywood.
- Submitted IWA response to the Phase 2b Design Refinement consultation which affects the Coventry Canal at Polesworth, the Erewash Canal, Nottingham Canal and Aire & Calder Navigation. / Put article on Branch website summarising response, linked to full text, and wrote news item for main website.

Decisions on Previous Applications:

Cannock Chase DC.

- 1 Regency Court, Rugeley: *Approval of Conditions for materials, piling completion, drainage, landscaping - hard & soft.* (No objection). Approved.

Walsall MBC.

- 2A Middleton Road, Brownhills: *Erection of detached dwelling and detached garage (amends Plot 1 of previous consent).* (Objection). Granted, subject to conditions on earthmoving, foundations construction, drainage, landscaping, and walls or fencing adjacent to the canal boundary.
- Peddimore, land north of Minworth, east of A38 and west of Wiggins Hill Road, Sutton Coldfield: *Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), gatehouses and security facilities, service yards and HGV parking, plant, vehicular and cycle parking, landscaping, pedestrian and cycle infrastructure, green and blue infrastructure, ancillary business and community facilities (D1/D2/B1a/A3/Sui Generis) including a multi-purpose hub building and associated development. Full planning application for a new roundabout access from the A38, construction access and compound area, internal spine road, site gatehouse, primary substation and tower, engineering operations including foul pumping station, acoustic fencing, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and structural landscaping including drainage infrastructure and development platform within Peddimore Brook corridor for ancillary business and community facilities.* (Objection). Approved.

Lichfield DC.

- Land south of Tamworth Road, Lichfield: *Erection of 28 dwellings with ancillary parking and private amenity space; provision of public open space area; site infrastructure and landscaping (outline application relating to access).* (No further objections). Approved.
- Midland Pig Producers Ltd, Hay End Lane, Fradley: *Outline application for a mixed use development comprising of 184 residential dwellings including self-build properties and independent living, 122 care and assisted living dwellings, and the creation of a 2,699 sq m neighbourhood centre, including a retail unit, public house/café, gym, medical facilities and day nurse with associated works (outline: all matters reserved except access).* (Objection). Refused as contrary to Local Plan and harm to setting of Coventry Canal. (press report).
- Land south of Shortbutts Lane, Lichfield: *Construction of link road to form part of Lichfield Southern Bypass on land between Birmingham Road and London Road, Lichfield.* (Objection). Approved, with amended plans and sections showing 2 bridges across Lichfield Canal route and Lock 22 moved further west, with details of canal channel to be partly excavated by developer as we requested.

North Warwickshire BC.

- Land 100m north of Woodpark Farm Cottage, Grendon Road, Polesworth: *Erection of 9 dwellings, garaging, landscaping and associated works.* (Objection). Granted, subject to landscaping along canal frontage.

Hinckley & Bosworth BC.

- Trinity Marina, Coventry Road, Hinckley: *Mixed use development including up to 74 apartments, marina facilities (toilet/shower/bath facilities, café, shop, launderette and marina offices/storage) and associated landscaping and infrastructure (outline - access, landscaping, layout and scale only).* (No objection, subject to detailed design). Permitted.
- Land south of Lime Kilns Way, Hinckley: *Erection of two employment buildings with access and parking.* (Objections). Permitted, but plans amended as requested with existing towpath hedge retained, additional landscape planting, parking set further back, and 2m acoustic timber fencing to screen parking and yards. Towpath cycle access removed. Condition that no external storage on canal frontage.

Philip G Sharpe
Planning Officer
IWALP256

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 17/9/2019 & 16/10/2019

South Staffordshire DC.

- Lower Drayton Farm, Lower Drayton Lane, Penkridge: *Vary Condition 2 (approved plans and details) and Condition 14 (off-site highway works) of approval for anaerobic digestion plant.* Reduced number of tanks and storage area. No objection. [Online response].

Walsall MBC.

- 5 Queen Street, Walsall Wood: *Two storey side extension and single storey rear extension to replace existing conservatory.* No objection. [Online response].

Lichfield DC.

- Land on east side of Birmingham Road, Lichfield: *Approval of Reserved Matters relating to details of layout.* Phase 1 commercial building excluding area for Lichfield Canal. No objection. [Email response].
- The Methodist Church (Workshop), Lichfield Street, Fazeley: *Conversion of existing chapel to form 5 apartments and associated works.* Prominent and attractive building of historic interest. Only change to external appearance is addition of small rooflights. No objection, but information needed on canalside landscaping. [Email response].
- Land at Fradley Park, Halifax Avenue, Fradley: *Variation of conditions of permission in relation to Phase 3 of development and additional plans.* No significant changes to canal frontage. No comment. [Email response].

East Staffordshire BC.

- Local Validation Checklist, 2019 Review: No comments.

North West Leicestershire DC.

- Springfield Farm 39 Chapel Street, Oakthorpe: *Erection of up to four dwellings (outline - details of access included).* (Objection). Amended plan with access road moved off the historic Ashby Canal route, but a garage and gardens still intrude on canal line. Advice provided on minimum canal width required. No objection now to Outline consent but further changes needed to layout and width of corridor reserved for the canal at Reserved Matters stage. [Email response].

Department for Transport / HS2 Ltd.

- Attended Trent Sow Parklands & Cannock Chase AONB HS2 Group meeting on 9 October at Stafford.

- Attended HS2 Waterways Working Group at Measham on 23 September and produced notes of meeting.

Decisions on Previous Applications:

Walsall MBC.

- 1B Watling Street, Brownhills: *Single storey side extension and new porch to side, first floor side extension, including front dormer and rear conservatory.* (No objection). Granted.

Lichfield DC.

- Land off Hay End Lane, Fradley: *Reserved Matters application for the layout, scale, appearance and landscaping of the site for 250 dwellings with associated drainage features in accordance with Outline consent.* (No comment). Approved.

- Land at Darnford Park, Tamworth Road, Lichfield: *Creation of canal, locks, basin, tunnel under A51, environmental mounds, viewing areas and all associated engineering operations and earthworks.* (Supported). Approved. Conditions include details to be provided within 6 months, but no time limit on the works.

East Staffordshire BC.

- Land off Horninglow Basin, Horninglow Road, Burton upon Trent: *Erection of four dwellings.* (No objection). Approved.

Tamworth BC.

- Land adjacent 251 Tamworth Road, Amington, Tamworth: *Proposed dwelling with associated parking (resubmission of application).* (Objection). Approved.

Hinckley & Bosworth BC.

- Basin Bridge Bungalow, Hinckley Lane, Higham on the Hill: *Replacement dwelling.* (No objection). Permitted.

North West Leicestershire DC.

- Land adjoining 21 Measham Road, Donisthorpe: *Variation of conditions of planning consent to change opening hours and number of dogs on site and to extend the time period for retention of the building.* (Objection to time extension). Granted, conditional on building being removed within 6 months of permission being given for restoration of the Ashby Canal on the site.

Philip G Sharpe, Planning Officer
IWALP257

IWA LICHFIELD BRANCH - PLANNING SUMMARY NOTES ON MATTERS DEALT WITH BETWEEN 16/10/2019 & 13/11/2019

South Staffordshire DC.

- Lower Drayton Farm, Lower Drayton Lane, Penkridge: *Vary Conditions 2 (approved plans and details), 4 (landscaping), 8 (lighting), 10 and 11 (drainage), and 14 (off-site highway works), and delete conditions 6 (tree protection measures) and 9 (archaeology) of approval for anaerobic digestion plant.* No further comment.

Cannock Chase DC.

- Rugeley B Power Station, Power Station Road, Rugeley: *Outline planning application for the creation of development platform and the demolition of existing office building and environmental centre, site clearance, remediation and mixed-use development of land at the former Rugeley Power Station comprising: up to 2,300 new dwellings, up to 1.2 ha of mixed-use, up to 5ha of employment, 2 form entry primary school, formal and informal Publicly Accessible Open Space, key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513, ground mounted solar panels and 2 existing electricity substations (132 kV & 400 kV) retained.* Amended plans. Shows potential new access to canal opposite Spode moorings. No comment.

Walsall MBC.

- European Industrial Group, Unit 31, Industrial House, Maybrook Road, Walsall Wood: *Proposed new storage building adjacent existing manufacturing facility, new access onto Maybrook Road and car park extension.* (No objection). Amended plans. Removed all reference to canalside planting. Not acceptable. Objection. [Online response].

- Chase Community Homes, 95 Chase Road, Brownhills: *Conversion of existing house into 4 one-bed flats including demolition of rear extension lean-to, construction of 2 storey rear extension and works for associated parking.* No objection. [Online response].

Lichfield DC.

- The Cottage, Tamworth Road: *Demolition of existing building and erection of 6 bedroom detached dwelling and associated works.* Concerned that means loss of original lock-keepers cottage, and replacement is out of character due to size, height and design. Application claims ownership of land between gate and road that was owned by

Council and provides visitor and maintenance access to Lock 25, which could be lost if fenced off. New house would be partly on original canal filled in with material that may not be suitable for building on. [Online response].

- The Methodist Church (Workshop), Lichfield Street, Fazeley: *Conversion of existing chapel to form 5 apartments and associated works*. Revised plans, including canalside landscaping. No objection, subject to tree planting not overhanging canal and restricting visibility through bridge. [Online response].
- Percival House, School Lane, Hopwas: *Erection of a detached double garage*. Rear of garage to form rebuilt canalside wall. No objection in principle, subject to CRT approval and condition on appearance. [Online response].
- Slipway at Cappers Lane, Lichfield: *Variation of condition 1 (time limit) of permission relating to requirement for polytunnel and access*. Supported extension of temporary consent, pending start of HS2 works and relocation. [Online response].

East Staffordshire BC.

- Marstons Brewery, Shobnall Road, Burton upon Trent: *Erection of a detached storage building*. Single storey shed adjacent to existing buildings. But Heritage Statement fails to recognise proximity to Trent & Mersey Canal Conservation Area. Objection pending assessment. [Online comment].

Tamworth BC.

- Land at Dunstall Farm, Dunstall Lane/Ventura Park Road/Meadow Road, Tamworth: *Reserved Matters application for erection of 395 residential units forming phases 2 and 3, including associated road/driveways and landscaping*. Phase 3 housing on canal frontage is 2 storeys, of acceptable design and generally set back behind gardens and driveways, but one house and a garage are too close and should be removed. Also insufficient space for landscape planting to partly screen housing as previously promised. Should fund towpath improvements and provide cycle path behind hedge. [Letter].

Nuneaton & Bedworth BC.

- Merevale Avenue (Site 50a017), Nuneaton: *Erection of 8 dwellings and conversion of existing office to 1 dwelling including a single storey extension to side to form garage*. Amended plans. Minor changes to buildings and additional tree planting on canal frontage. No objection. [Online response].

North West Leicestershire DC.

- Land at Canal Street, Oakthorpe: *Erection of 10 log cabins for holiday accommodation and change of use of existing log cabin to use as permanent managers accommodation*. Amended plans. Reduced from 12 cabins. Comments as before that should be conditional on compensation payment for a wider replacement canal bridge. [Email response].
- Canalside Patios, Shortheath Road, Moira: *Erection of five dwellings (reserved matters to outline planning permission)*. Not consulted on original 2014 application. A 3 storey terraced block overlooking the canal lock at Moira. No objection. [Email response].

Department for Transport / HS2 Ltd.

- Attended Trent Sow Parklands & Cannock Chase AONB HS2 Group meeting on 6 November at Tixall.

Decisions on Previous Applications:

Lichfield DC.

- Land south of Shortbutts Lane, Lichfield: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 169 dwellings and associated works (Phase 2A) in accordance with 2012 application*. (No objection). Approved.
- Land adjacent Hayes Meadow Primary School, Spode Avenue, Handsacre: *Approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 58 dwellings and associated works (Phase 1)*. (No objection). Approved, conditional on protection of canal from construction of attenuation pond.
- Land North West of Broad Lane, Huddlesford: *Construction of 118 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*. (Objection). Appeal allowed and permission granted, subject to condition restricting occupancy to holiday use.

Walsall MBC.

- Site B Goscote Lane (Goscote Lodge Crescent): *407 new dwellings with associated landscaping and parking for private sale, affordable rent and for older persons (wellbeing)*. (No objection). Granted.

North Warwickshire BC.

- Britannia Works, Coleshill Road, Atherstone: *Erection of 70 apartments with extra care provision*. Amended plans. (No objection). Granted.

Philip G Sharpe
Planning Officer
IWALP258

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 13/11/2019 & 4/12/2019

South Staffordshire DC.

- The Bungalow, Croft Lane, Gailey: *Proposed garage/workshop with annexe above.* No objection. Note also that links in consultation letter do not work. [Email response].

Cannock Chase DC.

- Local Plan Update: Local Development Scheme revision and Summary of Responses to Issues & Options Consultation. Noted.

Walsall MBC.

- 2 Water Lily Grove, Brownhills: *Replace existing timber fence with 2m high brick wall in revised position.* No objection. [Online response].

- 83 High Street, Walsall Wood: *Conversion of double garage into 1 bedroom flat with side extension to form replacement single garage. Existing porch extended including new roof.* No objection. [Online response].

Nuneaton & Bedworth BC.

- Supplementary Planning Documents: Concept Plan SPDs for Tuttle Hill and Gipsy Lane strategic housing sites and Faultlands strategic employment site. Tuttle Hill site supported and development principles include enhanced woodland planting, upgraded towpath and replacement canal bridge, but height of housing near canal should be limited to 2 storeys and the canal cutting sides should be cleaned of quarry and other waste at an early stage. Gipsy Lane Concept Plan includes landscaping and links with towpath but should reinstate previous requirements for construction management and towpath enhancements, and require canalside housing to be limited to 2 storeys, face the canal, and be set back behind gardens, access drives, and a wider landscaped open space corridor. Faultlands development principles include canalside landscaped buffer corridor and improved offside footpath link to the Griff Arm, but 'technicalities' about using Turnover Bridge 18 for cycle access should be resolved, and buildings fronting the canal should be smaller 'starter' units and not large warehouses.

North West Leicestershire DC.

- Local Plan Partial Review: Timetable for Substantive Review extended through changes to wording of Policy S1 in adopted Local Plan. No comment necessary.

Department for Transport / HS2 Ltd.

- Trent Sow Group: commented on shortlisted Enhancement Projects.

Decisions on Previous Applications:

Lichfield DC.

- Bromley Hayes Garden Centre, Shaw Lane, Rileyhill, Lichfield: *Change of Use of Retail Garden Centre (A1) to Light industry with ancillary offices and retail, for use as specialist furniture restorers including erection of 540m2 of additional floorspace.* (No objection). Approved.

Philip G Sharpe
Planning Officer
IWALP259