

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 5/2/2020 & 11/3/2020

Stafford BC.

- New Stafford Borough Local Plan 2020-2040, Issues & Options stage consultation: Reiterated previous representation that Canal Facilities and New Marinas policy should be carried forward into the New Plan but without the exclusion of permanent residential moorings. Includes provision of “green links, such as the canal, from the surrounding open countryside into the heart of Stafford” as a key Objective which will assist the Stafford Riverway Link scheme. Concerned that a possible Strategic Development Location for an urban extension at “Land east of Weston” is shown as also including land south of the village alongside the Trent & Mersey Canal. [Response form] / Attended ‘Drop-In’ exhibition at Hixon on 26 Feb.

South Staffordshire DC.

- Glenside, Dark Lane, Cross Green: *Erection of stable block/tack room.* No objection. [Online comment].

Walsall MBC.

- Hills Contractors, Westgate, Aldridge: *Concrete Batching Plant.* Amended plans. Do not answer concerns about visual and noise impacts or cement dust blowing across Daw End Branch Canal. Should be re-sited away from the canal. Objection maintained. [Online response].
- St Johns Medical Centre, High Street, Walsall Wood: *Two-storey extension to the front, minor internal alterations and creation of five additional parking spaces.* No objection. [Online response].

Lichfield DC.

- Deanslade Park Project, Land south of Falkland Road, Lichfield: *Discharge of conditions 5,7,8,9,10,11,12,14, and 15 of application 17/01191/OUFMEI relating to Phasing, CEMP, Limits of adoption, Road Safety Audit, Landscaping, Noise, SI and Remediation, Drainage and trees and hedgerows.* (Not consulted). Endorsed detailed reports by Lichfield & Hatherton Canals Restoration Trust. Levels along boundary with canal should be reduced to provide graded slope not retaining walls shown. Infiltration Basin could cause uncontrolled flooding of canal and collapse of cutting side, and should be replaced by Attenuation Pond with overflow to canal. [Email comments].
- The Cottage, Tamworth Road: *Demolition of existing building and erection of 6 bedroom detached dwelling and associated works.* (Objection). Amended plans. Garage now detached. Objections remain to: loss of original lock-keeper’s cottage; replacement out of character due to size, height and design; and claim of ownership of land between gate and road that is owned by City Council, leased to LHCRT and provides visitor and maintenance access to Lock 25 which could be lost if fenced off. Also, new house would be partly on original canal filled in with material that may not be suitable for building on. [Letter].
- 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.* (Objection). Amended plans and additional information. Some trees to be removed to accommodate works to lower canal level. Bridge for canal at Cricket Lane now shown but position needs amending to fit LHCRT drawing. Essential that development funding for the bridge is resolved at this Outline stage as it affects access. [Email response].
- Canal Side Café, Fradley Junction, Alrewas: *Side conservatory extension to existing café, part removal of an existing boundary wall by taking off the top 2/3 courses of brickwork.* Conservatory on car park side of “The Laughing Duck” café. The café is a valuable facility and there is a case for its extension. But the proposed design is inappropriate, would not match the building’s heritage, and the artist impression is misleading in not showing windows in the adjacent main workshop building that would be obscured. [Letter].

East Staffordshire BC.

- Land at Hornglow Basin, Hornglow Road, Burton-upon-Trent: *Erection of a detached dwelling.* Southwest of basin, in between existing properties and 4 large houses recently approved. No objection. [Email response].

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.* (Objection). Amended Details. £350,000 funding for 1.1km towpath improvements confirmed, but should provide separate parallel cycle path. An intrusive garage removed, but another house remains too close to canal. All the housing on canal frontage should be set further back with more space for landscape planting to screen housing as previously promised. [Email response]. / CRT has made similar objections. / Further Amended Plans. Minor change to roads but none to housing along main canal frontage, and housing west of Dunstall Farm extended even closer to canal. Objection. [Email response].

Nuneaton & Bedworth BC.

- Springwood Haven Marina, Mancetter Road, Nuneaton: *Certificate of Lawful Use for an existing use in breach of Outline approval conditions 15 & 16.* 1995 conditions on number of moorings (max. 24 private and 15 hire) and

occupancy (not between 7 Jan and 7 March each year) have not been complied with since 2000 and no enforcement action has been taken: evidence supplied. (Not a consultation). No comment.

Hinckley & Bosworth BC.

- Sedgemere, Station Road, Market Bosworth: *Residential development of 76 dwellings with associated access and public open space*. 2012 consent for 57 dwellings commenced by demolition of bungalow and later reduced to 45 dwellings, but not built. The original layout respected the canal but these plans have houses much closer, including 4 with gable end walls very close and intrusive. The number of houses should be reduced and the layout changed with all buildings set back at least 10 metres from the canal, with canalside trees retained. Objection. [Letter].

Department for Transport / HS2 Ltd.

- Oakervee Review report published on 11 January and Government decision to proceed with Phases 1 and 2a. Phase 2b subject to another review to integrate with Northern and Midlands rail plans, with responsibility removed from HS2 Ltd to a new "High Speed North" body.
- Drafted press release, issued as "IWA will continue its campaign to protect the waterways from HS2" on 13 Feb.
- Attended Trent Sow Parklands & Cannock Chase AONB HS2 Group meeting in Stafford on 26 February to approve completed Design Guidance and agree NLHF bid for additional landscape improvement works.
- Attended CRT/BBV (Balfour Beatty Vinci Joint Venture) HS2 Liaison Meeting in Birmingham on 27 February to discuss design of canal bridges at Cappers Lane and Fradley. / Made the case for brick cladding of at least the abutments of the replacement Cappers Lane bridge as on the current bridge, with photos and plans of other recent road bridges over canals at Rugeley and Fradley and the WMI bridge design at Gravelly Lane, Four Ashes. [Email].
- Provided HS2 Update report for Navigation Committee meeting of 4 March.

Decisions on Previous Applications:

Stafford BC.

- Taft Wharf Farm, Bellamour Lane, Wolseley Bridge: *Prior notification - Extension to existing agricultural store*. Steel-clad barn on canal side of existing barn, 21x12m. (Not consulted). Refused.

South Staffordshire DC.

- 30 Kings Road, Calf Heath: *Amended description and plans (Variation of 2014 approval)*. (No objection). Approved.

Cannock Chase DC.

- Former Abattoir, Love Lane, Rugeley: *Create two 4-bedroom dwelling houses on the Former Abattoir site*. (Not consulted). Approved. Set back from canal but plans don't show differences in ground level between site, Love Lane and canal. Asked for explanation why decision made without proper consultation and on the basis of misleading drawings. [Email].

North Warwickshire BC.

- Land to rear of 5 and 7, Fairfields Hill, Polesworth: *Outline application for the demolition of existing dwellings and outbuildings. Erection of up to 9 new dwellings with means of access submitted for approval and all other matters reserved*. (No objection). Granted, conditional on approval of construction work on canal cutting slope to protect its stability.

North West Leicestershire DC.

- Land at Canal Street, Oakthorpe: *Erection of two log cabins for holiday accommodation*. (Not consulted). Withdrawn (Superseded by application for 12, then 10, log cabins).

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IWALP262