

IWA LICHFIELD BRANCH - PLANNING SUMMARY
NOTES ON MATTERS DEALT WITH BETWEEN 8/4/2020 & 6/7/2020

Staffordshire County Council.

- Land south of A513, Orgreave, Alrewas: *Proposed sand and gravel extraction, the erection of plant and infrastructure and creation of new access, in order to supply the HS2 project with ready mix concrete, with export of surplus sand and gravel.* 200m north of T&M Canal at Common Lock. The Environmental Statement does not recognise the tens of thousands of canal and towpath users that will be affected annually by noise and visual impacts. The sight-line sections are misleading as the eastern part of the site is not screened by existing trees and the proposed 5m high earth bund will not be high enough to screen the silos and concrete plant. [Letter].
- Local Walking and Cycling Infrastructure Plan: (Not consulted, but informed through Staffordshire Waterways Group). Audits of potential cycling route improvements in the main Staffordshire towns and prioritised funding programme, but almost totally ignores canal towpaths. Should recognise towpaths as existing walking and cycling routes, consider recreational use as important as commuting, include towpaths on the audit maps, and consider financed improvements for cycling wherever these do not compromise safety of walkers. [Online response].

Stafford BC.

- Land south of Shirleywich, London Road, Pasturefields: *Lawful Development Certificate – Commencement of Condition 1 on (2017 planning consent for marina).* Roadside hedge removed at entrance and short length of drainage trench dug on site. (Previous objections). Not consulted. No comment.

South Staffordshire DC.

- Three Hammers Golf Complex, Old Stafford Road, Cross Green: *Extension to existing Golf Complex forming additional equipment stores.* Single storey infill extension. Limited visibility behind towpath hedge. Not objected. [Online 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, environmental centre, and security gatehouse, site clearance, remediation and phased mixed-use development comprising: up to 2,300 new dwellings and residential units; up to 1.2 ha of mixed-use; up to 5ha of employment, a school (All Through School or a 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 and roof mounted solar panels and 2 existing electricity substations (132 kV & 400 kV) retained (All Matters Reserved Except Access).* Amended plans and Environmental Statement. Almost impossible to identify relevant new plans and documents on website which has 284 records without proper descriptions or dates. Promised improvements in February but no change. Formal complaint. / Response acknowledging deficiencies, saying improvements in hand and providing links to new documents. [Emails]. / Towpath improvements proposed between Armitage tunnel and Ash Tree, but include guard rail/fence under Armitage Road Bridge which would be a hazard to boats and boaters. Asked CRT for comment before objecting. [Email]. / CRT response suggests shorter fence at pinchpoint. / Responded that don't support any fencing, but will support signage rather than chicanes, and also surfacing towpath to Bypass bridge. / Commented to CCDC (and Lichfield DC) supporting towpath surfacing and its extension to Bypass bridge, but objecting to fencing and chicanes. Appropriate signage to slow down cyclists should be sufficient. [Letters].
- Rugeley Neighbourhood Plan: Notice of designation of Rugeley Parish area by Rugeley Town Council. Includes T&M Canal from the aqueduct to the railway bridge. Objectives include a key policy for the "canal system and opportunities surrounding it".

Walsall MBC.

- Units M6 to M7, Anchor Brook Industrial Park, Lockside, Aldridge: *The installation of 2 air handling units to aid internal digital media equipment.* No objection. [Online response].
- 48 Barrow Close, Walsall Wood: *Conservatory extension to side of property.* No objection. [Online response].
- 21 Helston Road: *Two storey side extension and ground floor rear extension.* No objection. [Online response].
- East of Dolphin Close, Slacky Lane, Goscote, Walsall: *Proposed telecommunications installation. Proposed MBNL 20.00m high Phase 7 monopole and wraparound cabinet at base to be installed on concrete base and associated works.* Slimline mast, way from canal. No objection. [Online response]. Since Granted.
- 83 High Street, Walsall Wood: *Conversion of double garage into a gym / office with single storey side extension and height increased to 3 meters and retention of porch extension and tiled canopy across front elevation.* (Amended plans) No objection. [Online response].
- 98 Hall Lane, Walsall Wood: *Single storey side and rear extensions.* No objection. [Online response].
- Chase Community Homes, 95 Chase Road, Brownhills: *Conversion of existing house into 3 one-bed flats including demolition of rear conservatory lean-to, construction of single storey rear extension and works for associated parking.* Previous application was for 4 flats. No objection. [Online response].
- Pelsall Stop stables: Response to request from owner for letter of support for an Appeal against 2018 refusal of application for office use, and subsequent enforcement notice to undo the restoration work ! An important part of canal heritage; work carried out to a high standard; reasons for refusal were nonsense (impact on Green Belt) or minor matters that could have been conditioned. Council's actions bring planning system into disrepute. [Letter]. / Received copy of Statement of Case against Enforcement Appeal.

Lichfield DC.

- Land south of Tamworth Road: *Erection of a 90 bedroom care home and 13 dwellings, with ancillary parking, site infrastructure and landscaping.* Consulted LHCRT before responding. Site boundary should be changed to exclude canal access strip and land owned and leased to LHCRT. Drainage strategy based on incorrect canal water level, and outfall into canal should be relocated. Housing should face canal and not be fenced off from it. Access to slipway should be maintained. 3 storey Care Home above a semi-basement is too high, and the raised decking leaves a dark dead space beneath visible from canal. Basement should be deleted and height reduced. Earthworks plan should not show reduction of canal bank level. Objection unless requested changes are made. [Letter]. / Amended plans correcting site boundary red line and moving drainage outfall, but into side of slipway which would be a dangerous obstruction. Consulted LHCRT about response.
- 4 Navigation Wharf, Alrewas: *Retention of garden shed in rear garden.* 10ft by 6ft wooden shed. Behind towpath hedge above Bagnall Lock. Not consulted. No comment.
- 17 Nursery Lane, Hopwas: *Change of use to allow demolition of commercial building and subsequent erection of 1 three bedroom dwellinghouse with associated parking.* Amended plans. House moved back slightly. No objection. [Online comment].
- Rugeley Power Station, Armitage Road, Rugeley: (Cross-boundary site with identical application to CCDC) – see above for Proposal description, and comments [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. Requested changes to towpath access and to canal bridge design and funding have not yet been made so objections unaltered. [Email response].

Tamworth BC.

- Dunstall Farm, Dunstall Lane, Tamworth: *Proposed demolition of existing farm buildings and outbuildings and construction of 6 new 3&4 bed dwellings and 12 new 1&2 bed apartments together with associated shared access road, parking areas and bins and cycle store.* Local Plan requires retention and restoration of farm and barns for residential or commercial use. Their current poor condition due to neglect does not justify demolition or redevelopment of a completely different character. Any replacement buildings should be of compatible design and retain the courtyard layout. The height and location of the proposed apartment block would exacerbate the urban effect on the canal contrary to the Local Plan, being higher and even closer to the canal than the Phase 3 housing which IWA is currently objecting to. It would be seen in line of sight along the canal behind the Listed Dunstall Bridge, and is insensitive to the 'openness' purpose of the adjacent Green Belt. The application should be refused. [Letter]. Since Withdrawn.

Hinckley & Bosworth BC.

- Land south of Poplar Terrace, Congerstone: *Erection of five dwellings with public open space provision, landscaping and associated infrastructure and access from Dovecot Close.* Previous applications for 10 houses refused in 2015 & 2016. About 80m away from Ashby Canal at Terrace Bridge 49. Acceptable layout and design. No objection. [Online response].
- Hangmans Hall Farm, Twenty Acre Lane, Sutton Cheney: *Construction of an 62 hectare solar park to include the installation of solar photovoltaic panels to generate electricity(35MW) with access from Wharf Lane and Stapleton Lane and associated substations, inverters, perimeter stock fencing, access tracks, CCTV and landscaping.* (Not consulted). Partly visible from canal south of Sutton Cheney Wharf. Should have reinforced hedgerow planting around site to screen it from view from Ashby Canal Conservation Area. [Email comment].

North West Leicestershire DC.

- Land at Measham Waterside, Burton Road, Measham: *Erection of 426 dwellings, reinstatement of 1.1KM of associated canal, provision of public open space and vehicular, emergency and footpath access (reserved matters of appearance, layout, scale, internal access and landscaping to outline planning permission).* Amended plans and email from planning officer. Towpath on wharf arm reinstated, but still no connection with towpath on main line of canal. Footpath ramps needed up to road bridge on both sides. Proposed coir baskets fixed to towpath edge should be replaced by coir rolls on offside. These and other construction details need to be resolved at this stage or conditioned for future consideration. Advice offered. [Email response]. / Consulted ACT about response to removal of slipway on latest plan. / Application since approved without slipway but with conditions on pedestrian connectivity at road bridge and approval of canal construction methodology including use of sheet piling and coir rolls.

Planning Inspectorate.

- West Midlands Rail Freight Interchange: Examining Authority's Report and Decision by Secretary of State. (Objection). Granted. Report assesses the noise impacts on canal users as 'moderate adverse', the heritage value of the Staffs & Worcs Canal Conservation Area as 'low', the impacts as 'less than substantial' and offset by proposed 'canal enhancement works' (towpath improvements and removal of redundant pipe bridges). / Provided summary of impacts on canal and critique of Inspector's canal heritage assessment comments for Bulletin article; also to PAP and HAP for debate about future campaigning strategy. [Emails]. / Participated in video meeting of

PAP, HAP & NavCom concerning implications of WMRFI decision for future campaigning. / Wrote formal letter of complaint to Planning Inspectorate about misinformation and unbalanced assessment of heritage value of Staffs & Worcs Canal, which was sent under national chairman's signature. [Letter]. / Acknowledgement saying 40 day backlog with correspondence ! / Worked with Campaigns Manager to write reports for Waterways and for website.

Department for Transport / HS2 Ltd.

- BBV/CRT Liaison Meetings: Participated in video meeting on 20/5/2020 about design of Birmingham & Fazeley Canal Viaduct, and received minutes and presentation documents. The length of the two spans north of the canal are insufficient to retain an open landscape view as intended in the 2016 Agreement with CRT. [Email response]. / Had video meeting with CRT on 3/6/2020 to co-ordinate views on B&F Viaduct and Cappers Lane Underbridge. / Participated in BBV/CRT video meeting on 4/6/2020 about design of replacement canal bridge, HS2 viaduct and canal diversion at Cappers Lane.

- Submitted response to National Infrastructure Commission's Rail Needs Assessment for the Midlands and the North, Call for Evidence which is part of the Government review of Phase 2b, Northern Powerhouse Rail and Midlands Rail Hub to inform an Integrated Rail Plan. Included previous responses to Phase 2b Working Draft Environmental Statement (2018) and Design Refinement (2019) as supporting information. Reviews HS2 concept and design flaws with Phases 1 & 2a to draw lessons about connectivity, stations and design speed standard. Details fundamental design, route selection, station location and management flaws in Phase 2b and summarises adverse waterway impacts. Suggests a way forward based on an improved trans-Pennine line, re-routing the Crewe to Manchester link, and scrapping the eastern leg in favour of upgrades to existing lines. / Worked with Campaigns Manager to write reports for Waterways and for website.

IWA internal.

- Information provided on Conservation Area coverage of waterways in Lichfield Branch to support national campaign to designate missing waterways.

Decisions on Previous Applications:

South Staffordshire DC.

- The Boat Inn, Cannock Road, Penkridge: *Removal of existing flat roof and installation of new fire escape to flat roof area including forming pathway. Form new opening onto proposed fire escape through existing window located in the stairwell and re-instate existing disabled WC.* Also Listed Building Consent. (Not consulted). Approved.

Walsall MBC.

- 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). Granted.

- Hills Contractors, Westgate, Aldridge: *Concrete Batching Plant.* (Objection). Granted.

Lichfield DC.

- 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.* (Objection). Withdrawn.

East Staffordshire BC.

- Land at Hornglow Basin, Hornglow Road, Burton-upon-Trent: *Erection of a detached dwelling.* (No objection). Approved.

Hinckley & Bosworth BC.

- Sedgemere, Station Road, Market Bosworth: *Residential development of 76 dwellings with associated access and public open space.* (Objection). Refused, due to proximity to canal, lack of landscape buffer and harm to Ashby Canal Conservation Area.

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.* (Objection). Permitted. Officers Report says wider canal bridge not required. However, plans changed without notification to include foul drain connection along Canal Street across site of bridge.

Philip G Sharpe
Planning Officer
IWALP264