



# PLANNING COMMITTEE

Date 17<sup>th</sup> January 2023

Tuesday, 17th January, 2023, 6.00 pm in Town Hall, Market Street, Tamworth

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## SUPPLEMENT – ADDITIONAL DOCUMENTS

Further to the Agenda and Papers for the above meeting, previously circulated, please find attached the following further information, which was not available when the agenda was issued:

### Agenda No. Item

4. **Applications for Consideration** (Pages 3 - 44)  
*Committee Presentation*

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'A' followed by a long horizontal line that tapers to a point on the right.

Chief Executive

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To Councillors: A Cooper, D Box, R Claymore, S Daniels, S Goodall, J Harper, J Jones,  
D Maycock, B Price, S Smith, M Summers and P Thurgood.

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# Welcome to Planning Committee 17<sup>th</sup> January 2023

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**0179/2022**

**Land north of Coton Lane, Tamworth**

Full planning application for residential development (Class C3) for 59 dwellings with vehicular access point onto Coton Lane, public open space, drainage and associated infrastructure.

# Site Location

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[Map Link](#)

# Final Layout View



# Landscape Strategy 1/2



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**Recreational / Sport Zone**

- Overlooked mown area
- Designed for informal recreational sports eg. football
- Opportunities to walk dogs, picnic and relax
- Edged by hedgerows and native landscape biodiversity buffer



**Wildflower Zone**

- Opportunity to walk through a naturalised area
- Open area seeded with wildflower meadow mix
- Bunds to create textural feature within the landscape and to provide visual interest
- Native shrub planting on the bund to provide additional ecological enhancement

**Local Equipped Area of Play (LEAP) Zone**

- Play area located close to houses but within the open space
- Formal pathway that provides pedestrian and cycle connection across the site
- Benches provided near LEAP area
- Play equipment to be natural materials and encourage imaginative play

# Landscape Strategy 2/2



**Wetland Zone**

- Attenuation basin to hold water
- Opportunities for new wetland habitats
- Marginal and aquatic planting to create visual interest and ecological benefits
- Opportunities for interpretation boards to facilitate visitor interaction



**West Avenue**

- Tree planting creates elevated habitat corridor
- Repetition of trees provides visual interest and filtering of buildings
- Block paving unifies the area and creates a sense of place
- Trees located between parking bays softens the zone





# Final Layout View



# Final Layout View

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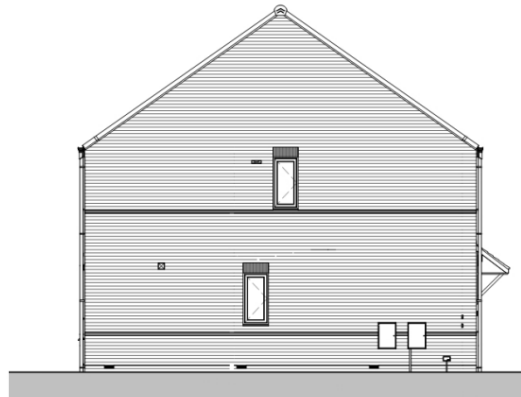


# House Types 1/2

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Front Elevation  
1 : 100



Left Side Elevation  
1 : 100



Rear Elevation  
1 : 100



Front Elevation  
1 : 100



Left Side Elevation  
1 : 100



Rear Elevation  
1 : 100

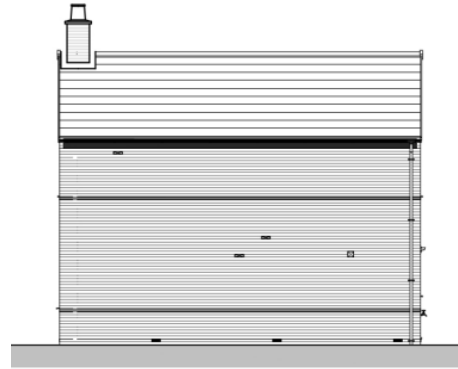
# House Types 2/2



Front Elevation  
1:100



Left Side Elevation  
1:100



Right Side Elevation  
1:100



Front Elevation  
1:100



Rear Elevation  
1:100



Right Side Elevation  
1:100



Left Side Elevation  
1:100



Rear Elevation  
1:100

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**0179/2022**

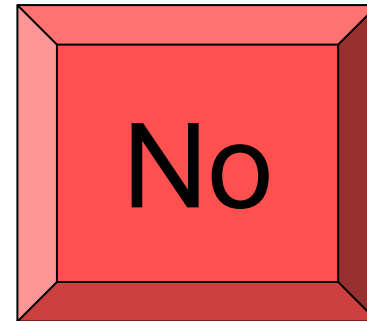
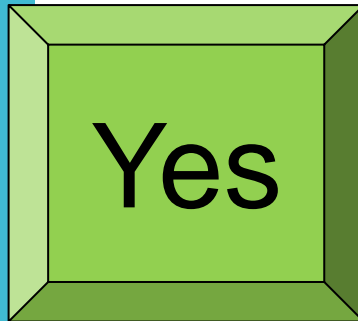
## **Land north of Coton Lane, Tamworth**

Full planning application for residential development (Class C3) for 59 dwellings with vehicular access point onto Coton Lane, public open space, drainage and associated infrastructure.

**Recommendation: Refuse**

Are there any speakers?

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## Guidance

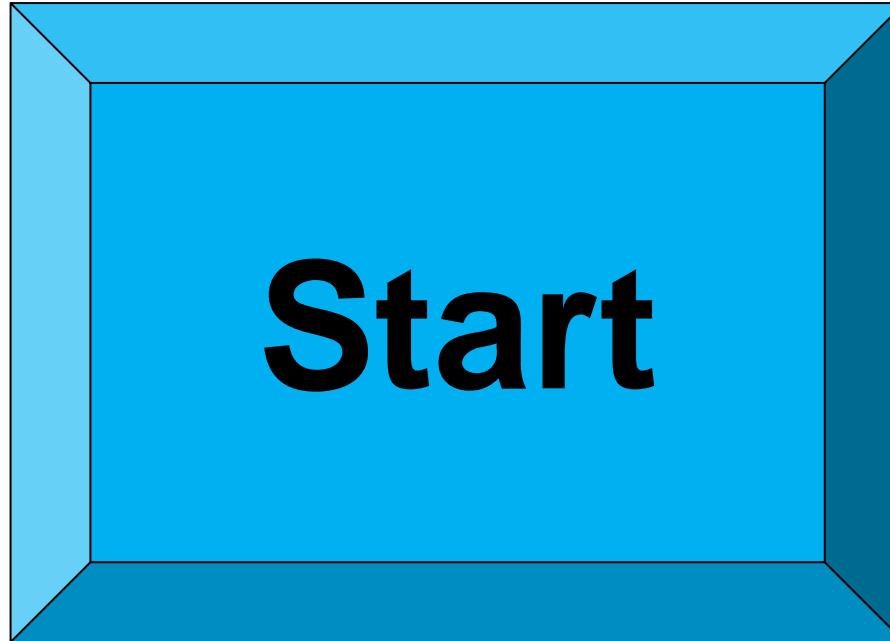
You have 3 minutes to address the Committee

The time will begin when you start to speak

When the last slide goes red, please stop speaking

You will see warnings at 1 minute, 30 seconds and 10 seconds

# Are you ready?





3

Minutes Remaining

1

Minute Remaining

30

Seconds Remaining

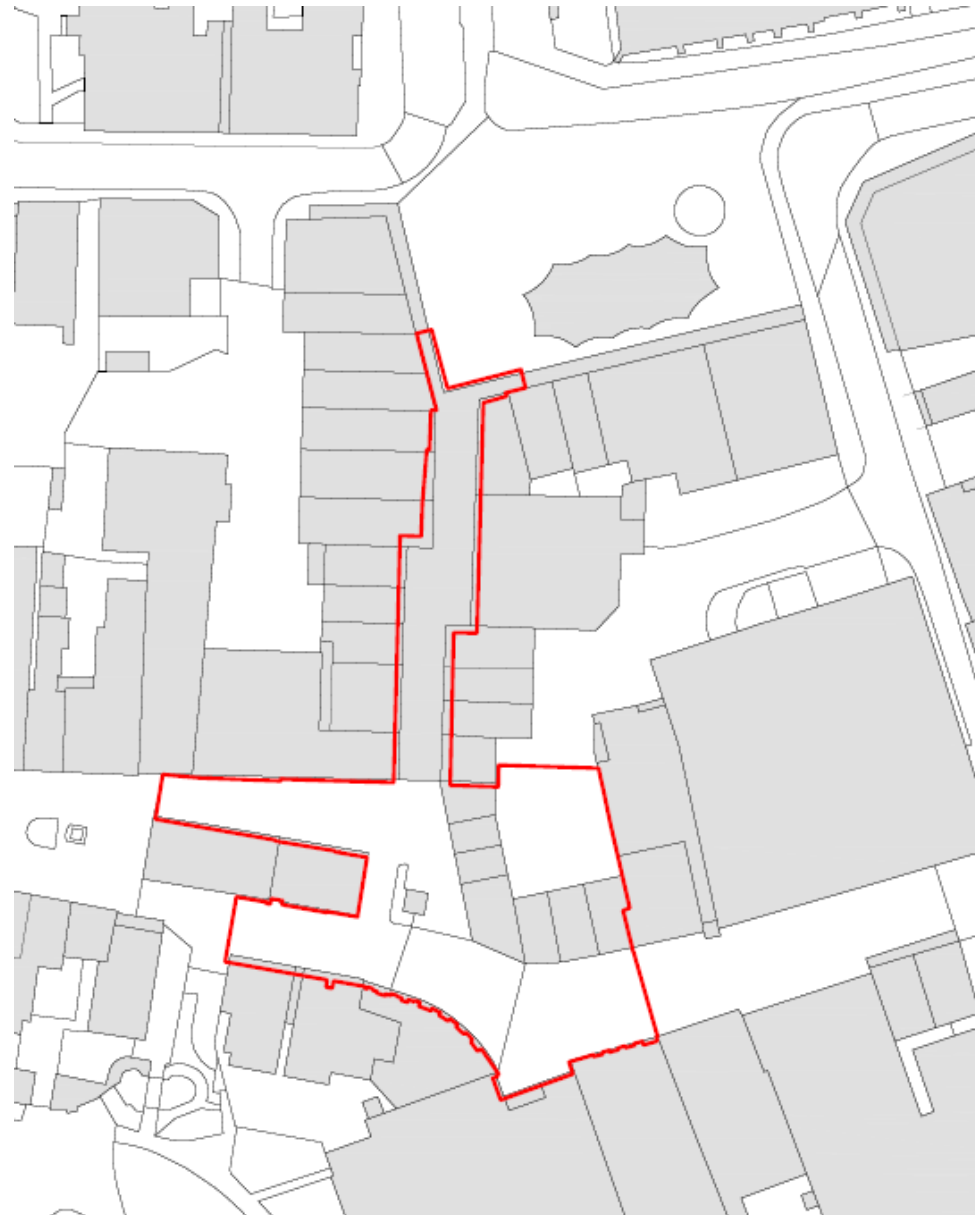
# Finish

0414/2022

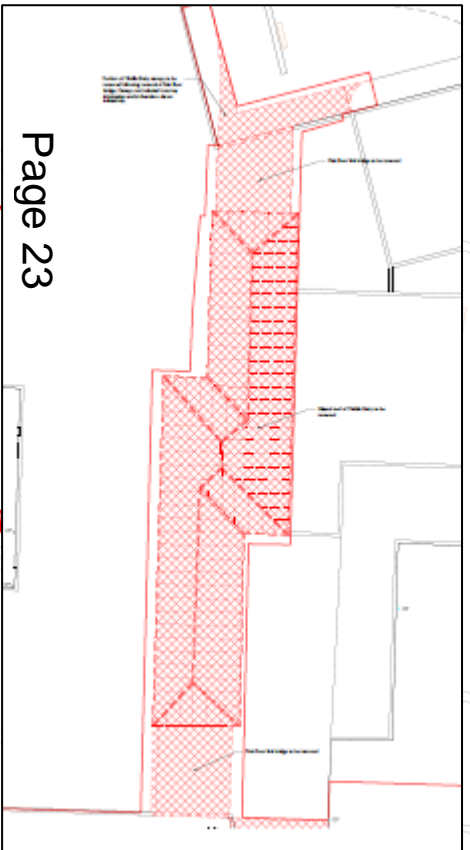
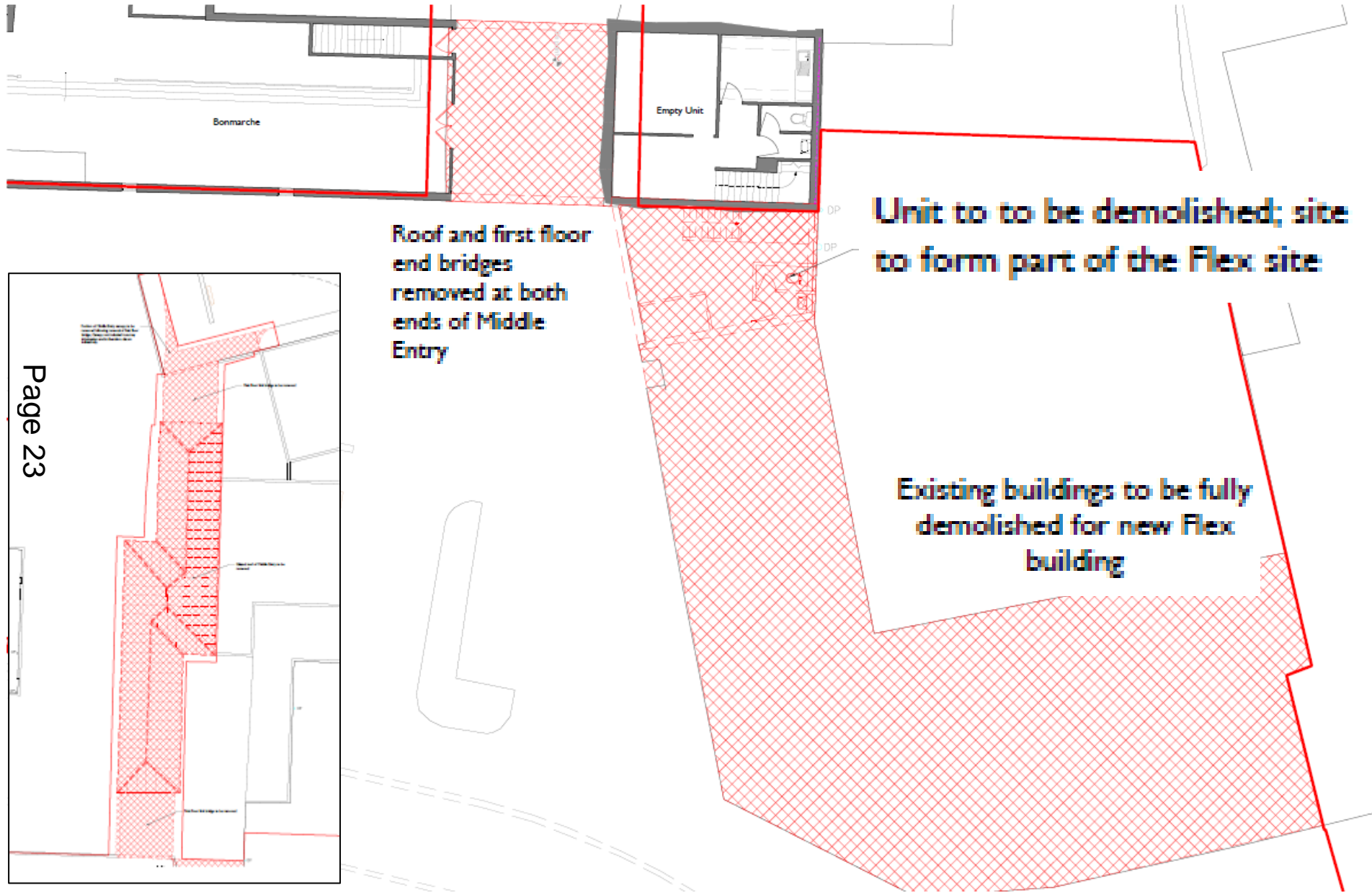
**17,18,18a & 19 Market Street, 1-9 & 12-20 Middle Entry, 20,20a & 21 George Street, Tamworth**

Removal of existing glazed roof, demolition of projecting canopies and first floor gantries; erection of replacement brick facades, paving and drainage; Demolition of No. 9 Middle Entry and 18, 18a and 19 Market Street and Nos 20, 20a and 21 George Street and redevelopment to provide a flexible, multi-use building (Class E) with hard and soft landscaping, forming a public square with associated street furniture, drainage and associated works

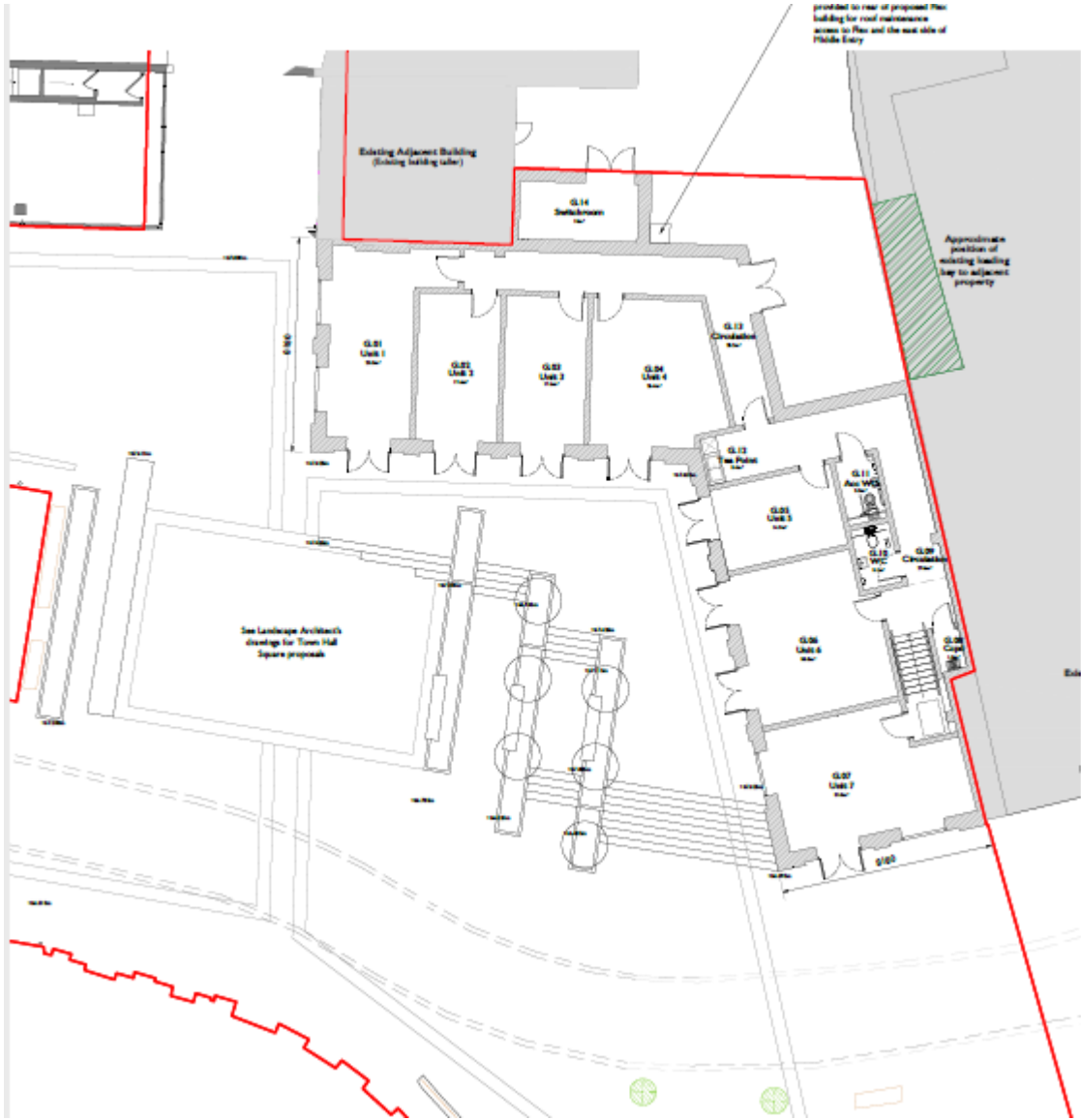
# Site Location



# Demolition Plan

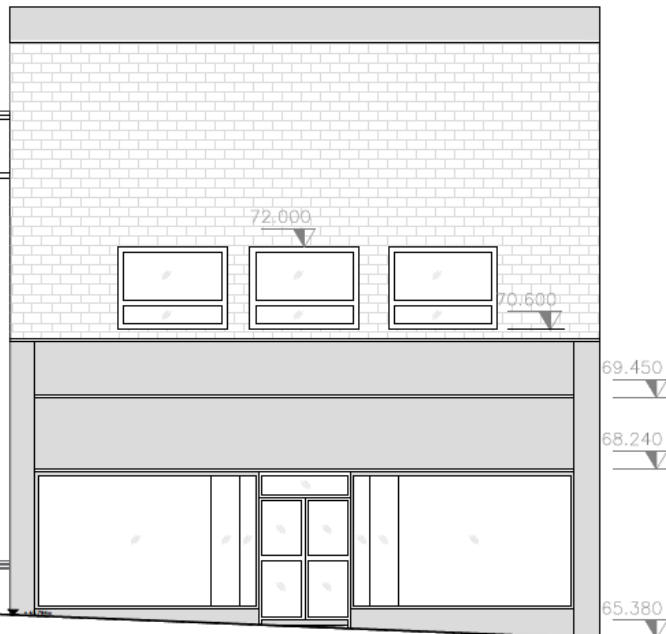


# Proposed Units





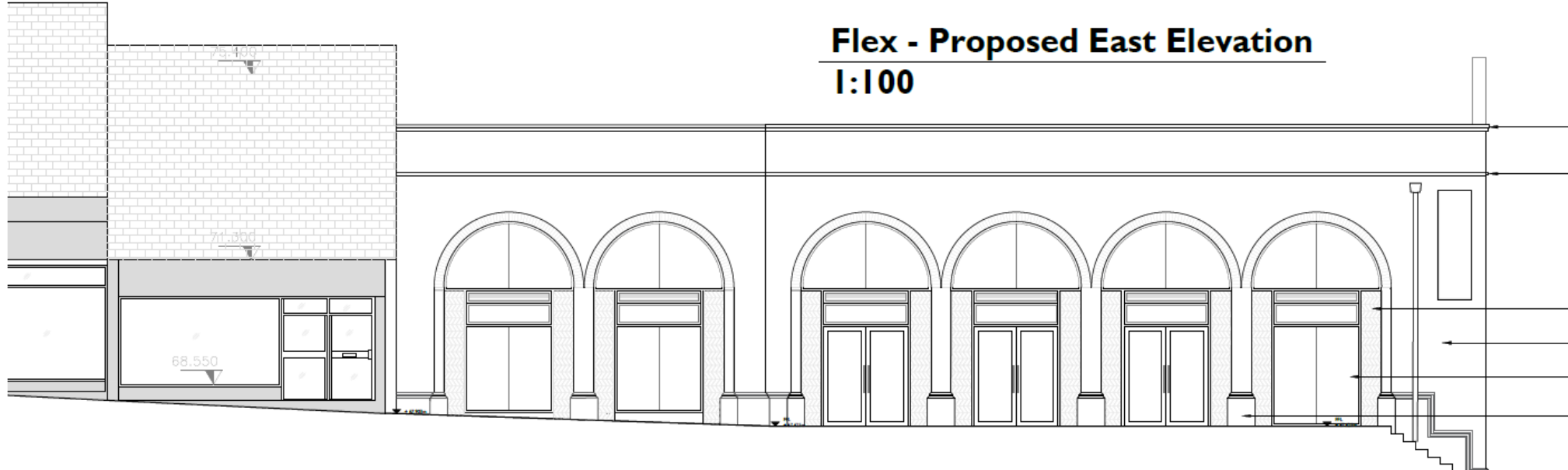
# Proposed Elevations



**Flex - Proposed South Elevation**  
**Page 1:100**

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**Flex - Proposed East Elevation**  
**1:100**



# Proposed Elevations

Switchroom to rear of proposed Flex building



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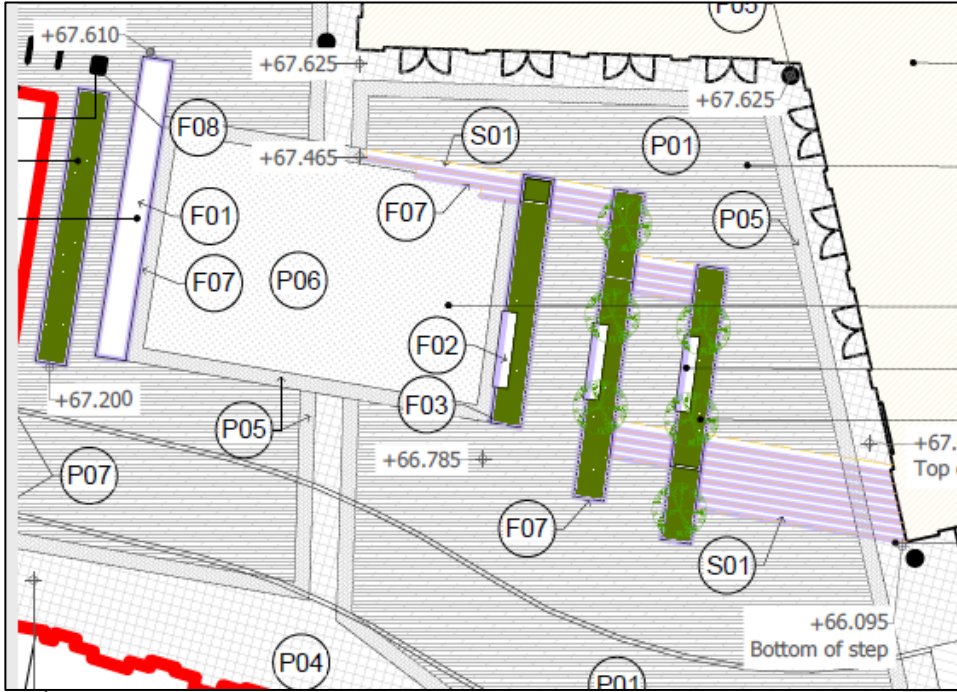
**Flex - Proposed West Elevation**  
**1:100**

# Landscaping Plan

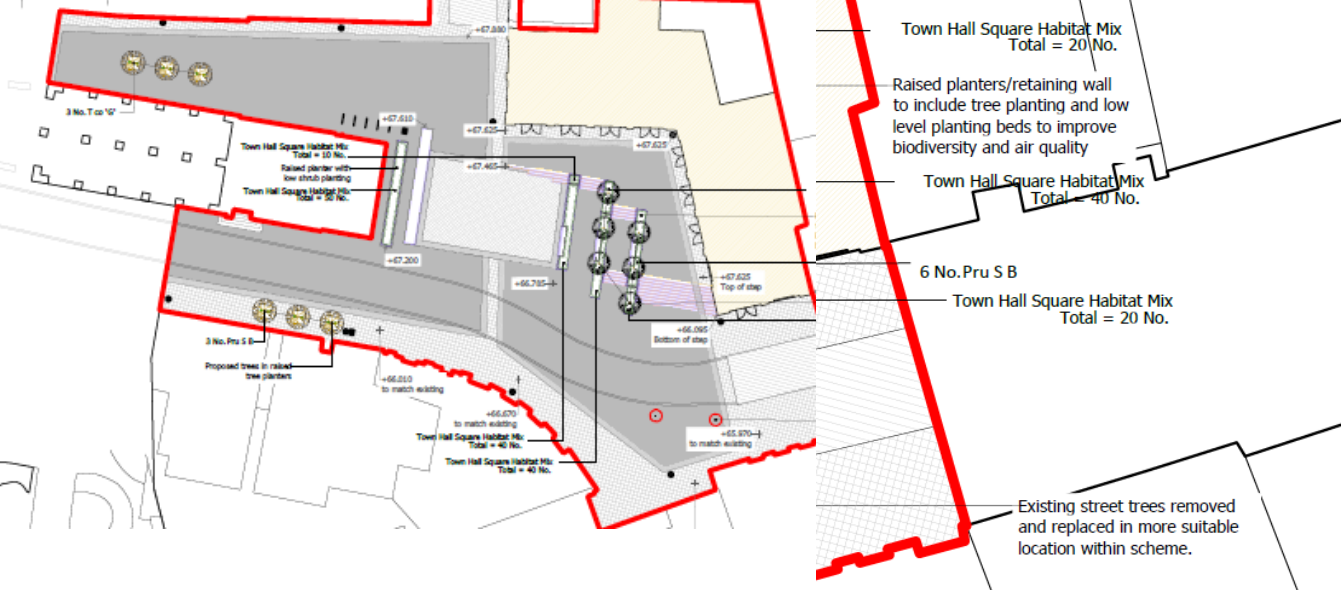
Plant Code	Quantity	Notes
F01	10	Low shrub planting
F02	10	Low shrub planting
F03	10	Low shrub planting
F07	20	Low shrub planting
F08	10	Low shrub planting
P01	10	Planting
P05	10	Planting
P06	10	Planting
P07	10	Planting
S01	10	Planting

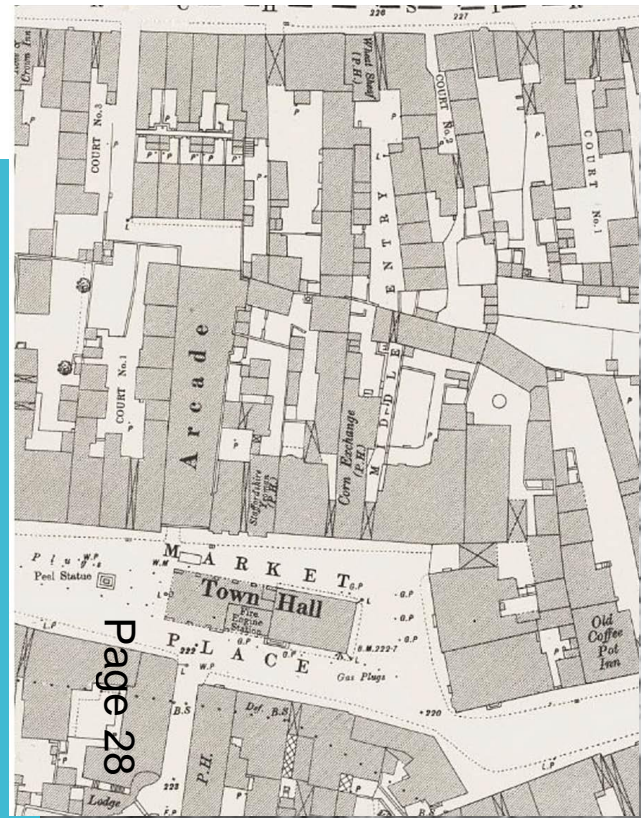
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Overlapping rug detail in pavers



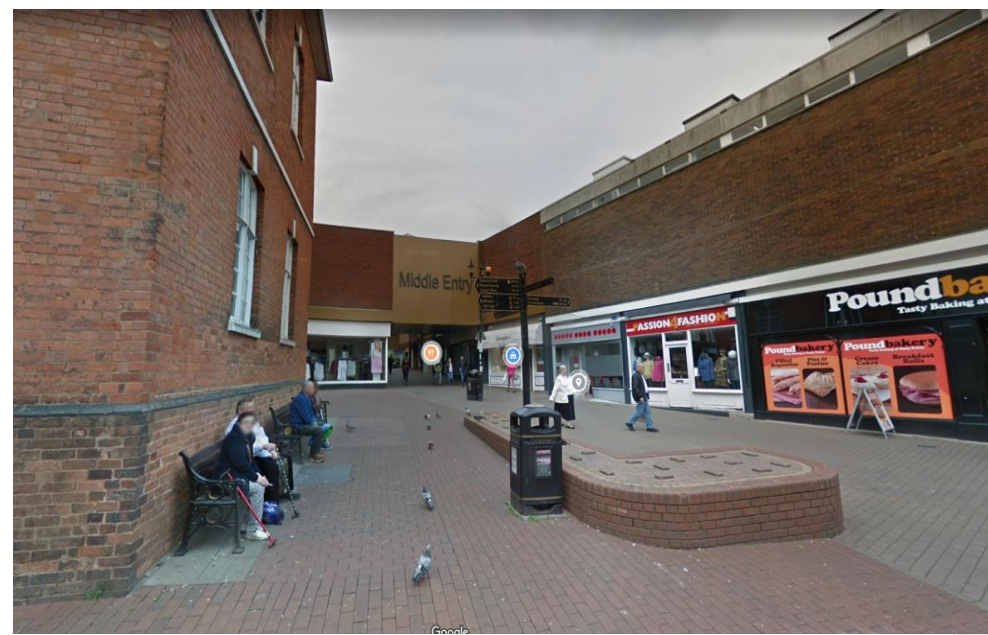
Steps detail





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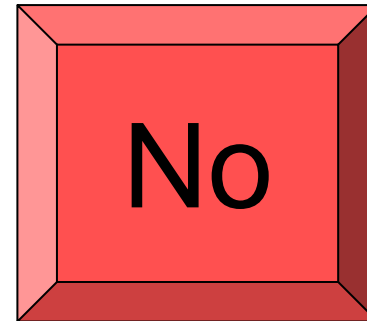
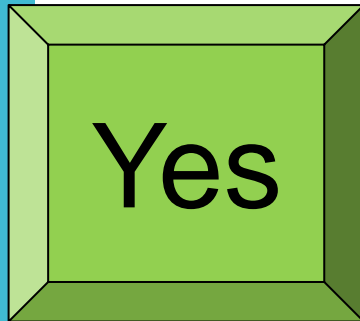
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**Recommendation: Approve**

**Are there any  
speakers?**

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## Guidance

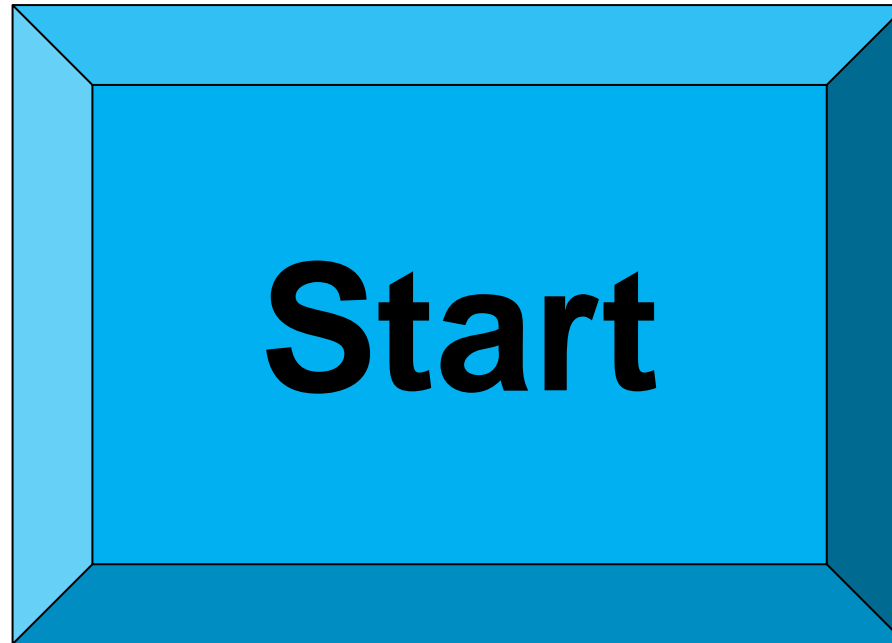
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Minutes Remaining

1

Minute Remaining



30

Seconds Remaining

# Finish

**Thank you for your  
attendance**

**Next meeting:  
7<sup>th</sup> February 2023**

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