



PLANNING COMMITTEE

Date 7th February 2023

Tuesday, 7th February, 2023, 6.00 pm in Town Hall, Market Street, Tamworth

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

3. **Applications for Consideration** (Pages 3 - 64)
Committee Presentation

Yours faithfully

A handwritten signature in black ink, consisting of stylized initials and a long horizontal stroke.

Chief Executive

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

7 February 2023

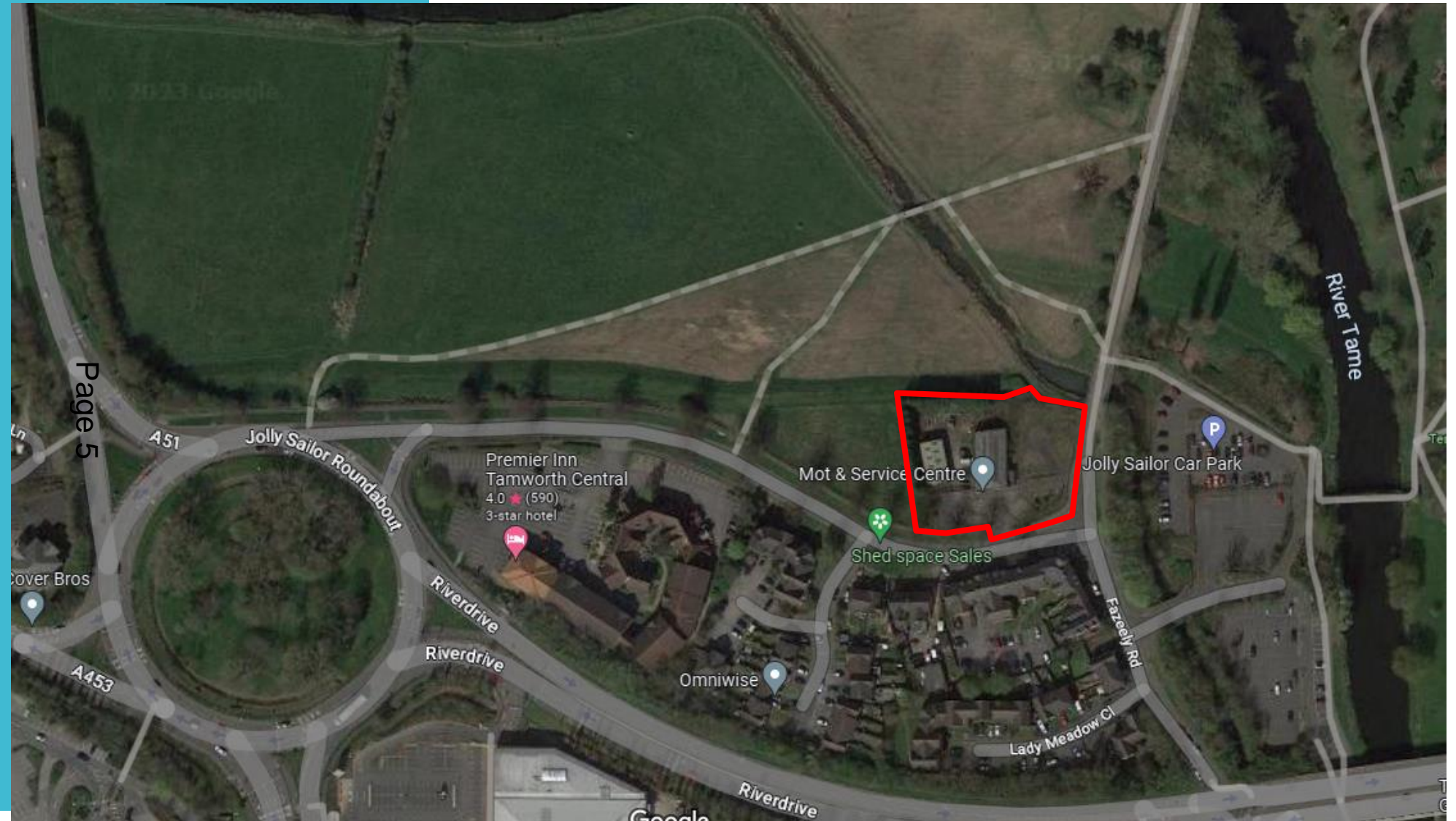
0206/2021

1 Bonehill Road, Tamworth B78 3HQ

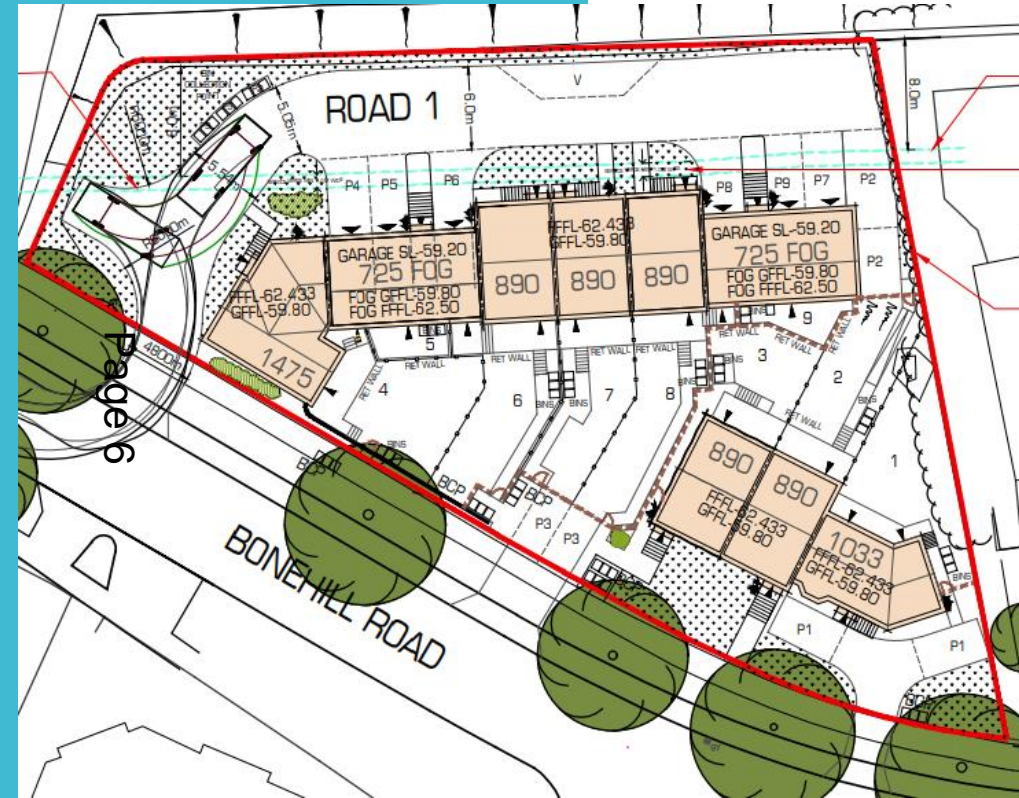
**Demolition of existing buildings, construction of 11
no. dwellings, associated parking and access**

Page 4

Aerial Site View



Comparison with adjacent approval (0090/2022)



Layout View



Street Scenes



Street Scene - Plots 5, 6 & 7 and 8 & 9

Page 8

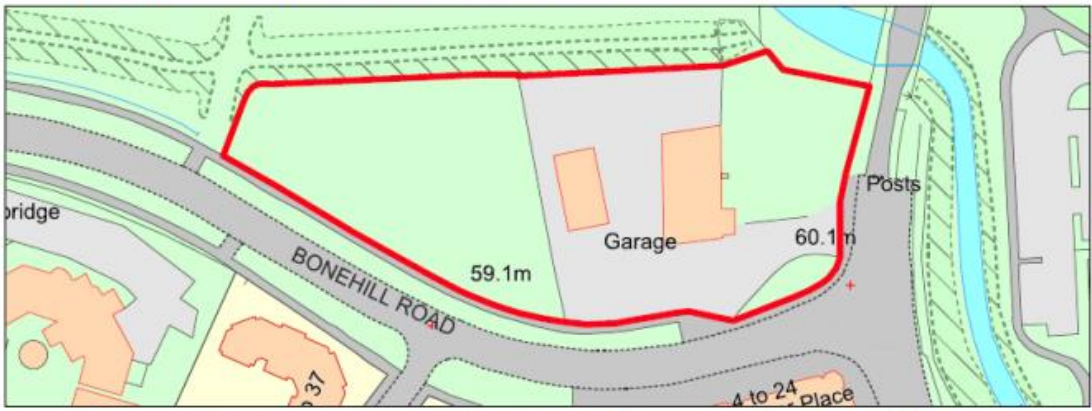


Street Scene - Plots 1 and 2, 3 and 4 and 5

Policy Allocation

591 and 593

Co-op Filling Station and Land to the West



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The site is located on brownfield and greenfield land and contains a petrol filling station. The site is adjacent to the Castle Pleasure Grounds and Tamworth Town Centre Conservation Area and nearby to a Grade II listed building and two scheduled monuments. The site is located in the medium quality Riparian Alluvial Lowlands in the Trent Valley Washlands landscape character type. Small scale conservation development is encouraged and Biodiversity Action Plan priority landscape features should be maintained or created. Highway access could be taken from Bonehill Road or Fazel ey Road (with consideration of street trees). Any development proposal should include:

- Possible contaminated land remediation (potentially contaminated land)
- Flood Risk Assessment and contribution to flood defences (part Flood Zone 2 and part Flood Zone 3 behind flood defence bank)
- Retention of public right of way

Street Scenes



Street Scene - Plots 5, 6 & 7 and 8 & 9

Page 10



Street Scene - Plots 1 and 2, 3 and 4 and 5

Comparison with adjacent approval (0090/2022)



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Elevations – Plots 1 & 2



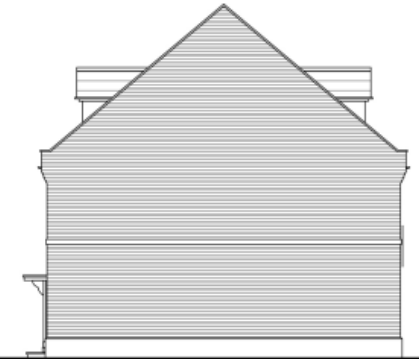
Side East Elevation



Front South Elevation



Rear North Elevation



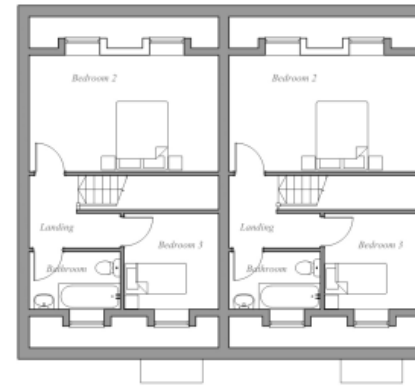
Side West Elevation



Ground Floor
Plots 1 & 2



First Floor



Second Floor

Elevations – Plots 3 & 4



Side East Elevation

Front South Elevation

Rear North Elevation

Side West Elevation

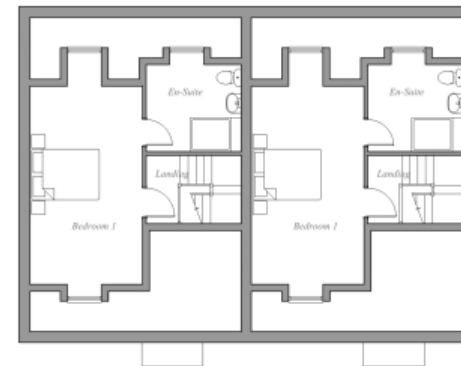
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Ground Floor
Plots 3 & 4



First Floor



Second Floor

Elevations – Plot 5



Front South Elevation

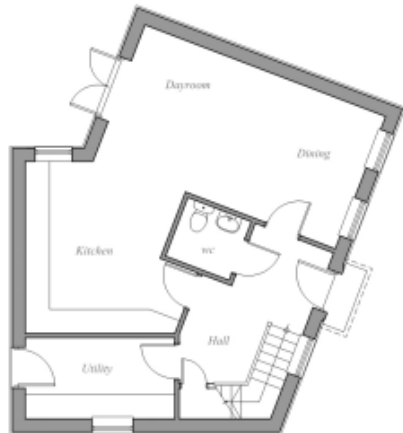


Front East Elevation

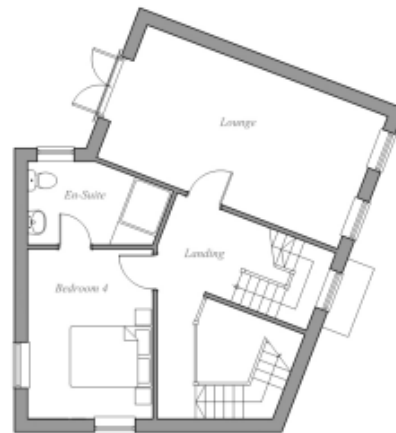


Side West Elevation

Page 14



*Ground Floor
Plot 5*



First Floor



Second Floor

Elevations – Plots 6 & 7



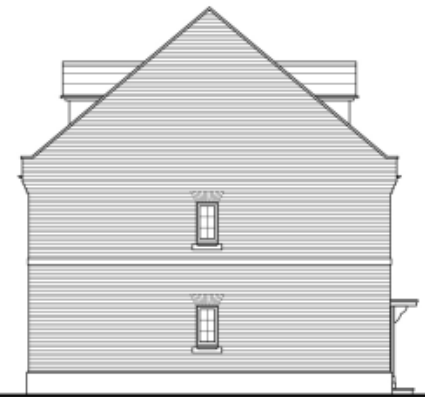
Side North Elevation



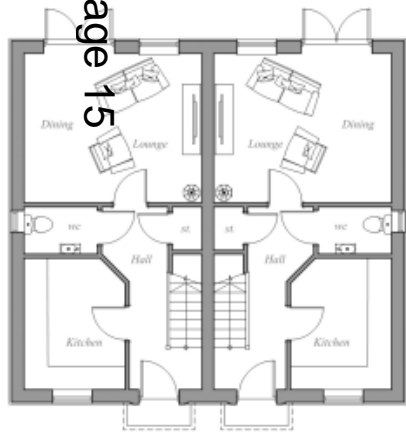
Front East Elevation



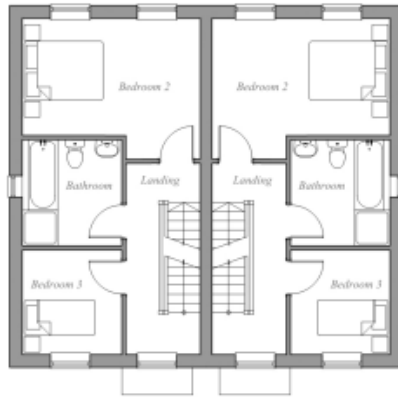
Rear West Elevation



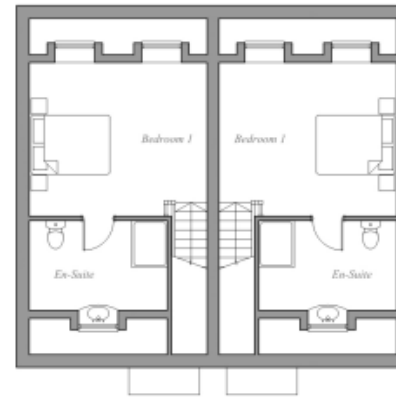
Side South Elevation



Ground Floor
Plots 6 & 7



First Floor



Second Floor

Page 15

Elevations – Plots 8 & 9



Side West Elevation



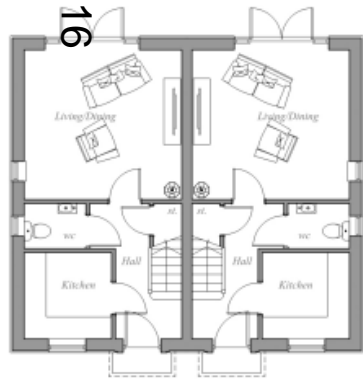
Front North Elevation



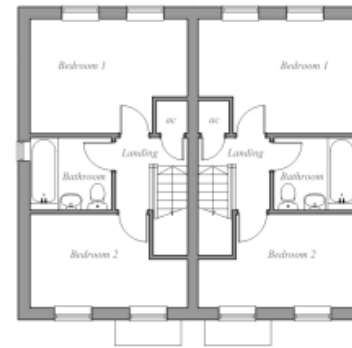
Rear South Elevation



Side East Elevation



*Ground Floor
Plots 8 and 9*



First Floor

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Elevations – Plots 10 & 11



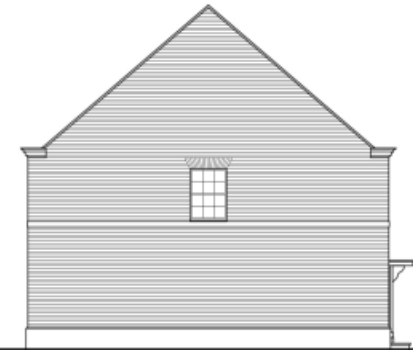
Side North Elevation



Front East Elevation



Rear West Elevation

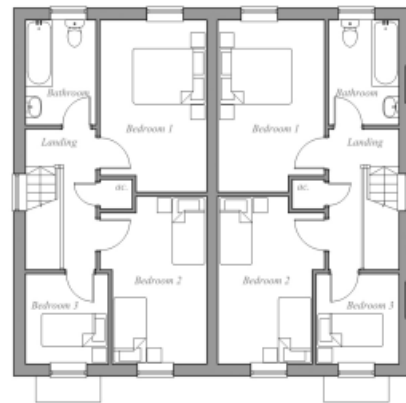


Side South Elevation

Page 17



*Ground Floor
Plots 10 & 11*



First Floor

0324/2022

96 Greenheart, Tamworth, B77 4NQ

Page 18

**Erection of a two bedroom detached dwelling
(re-submission of 0013/2022)**

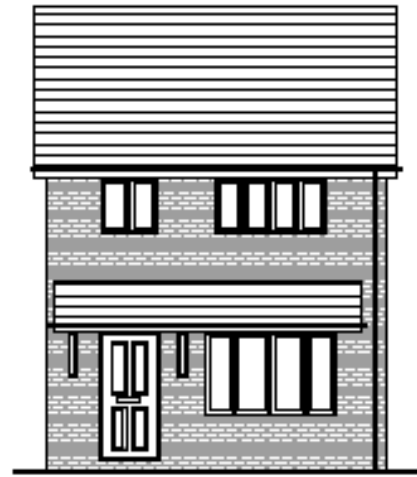
Aerial Site View



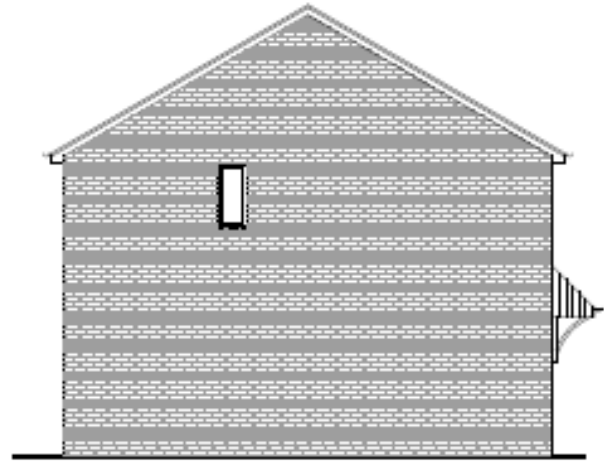
Layout View



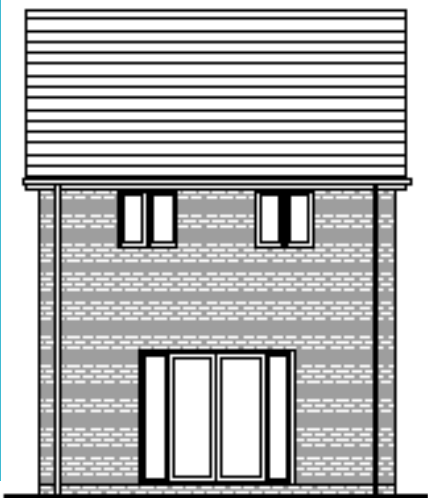
Elevations



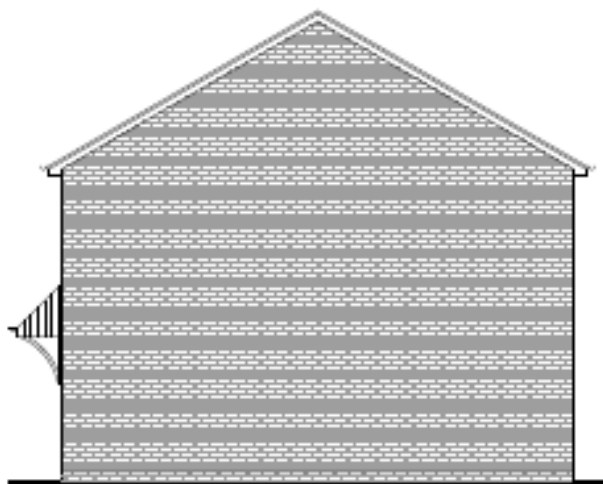
Front Elevation



Side Elevation

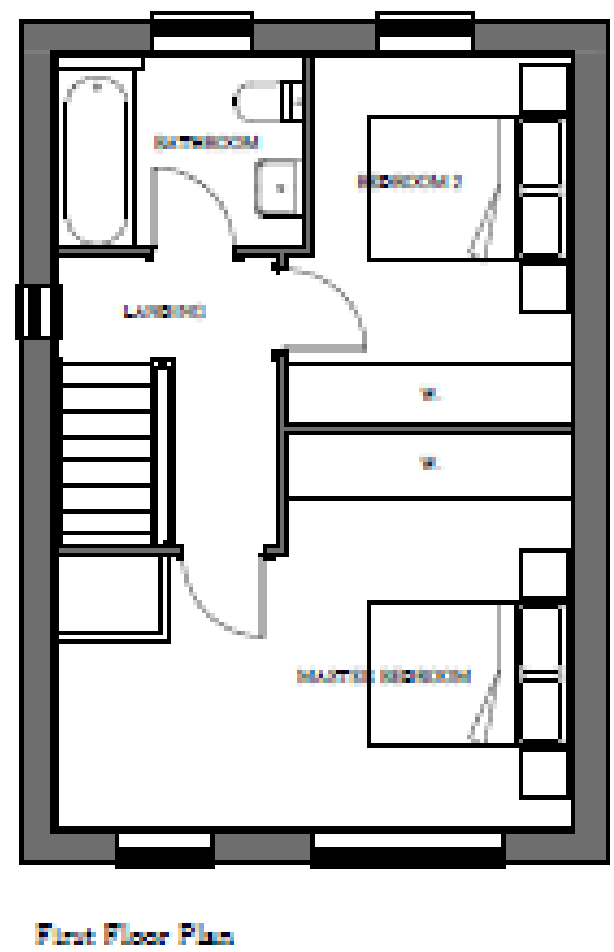
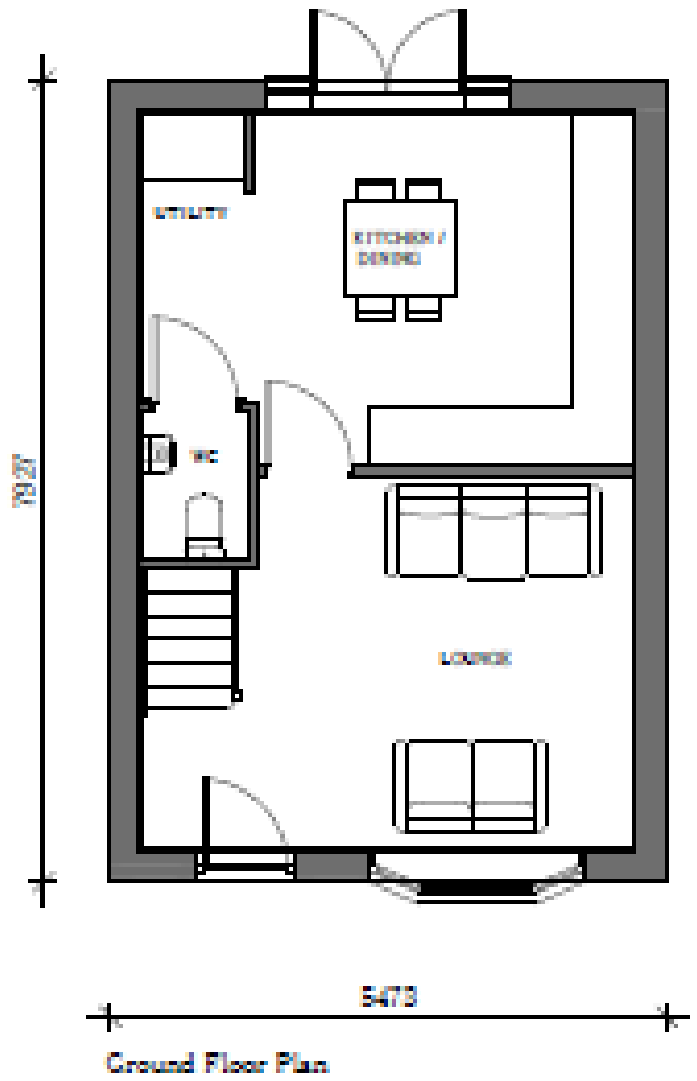


Rear Elevation



Side Elevation

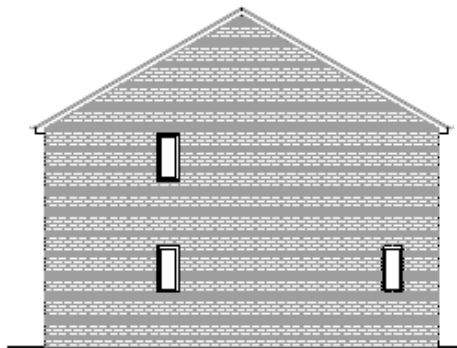
Floor Plans



Elevations Comparison



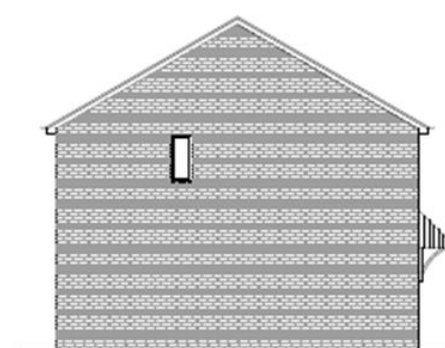
Front Elevation



Side Elevation



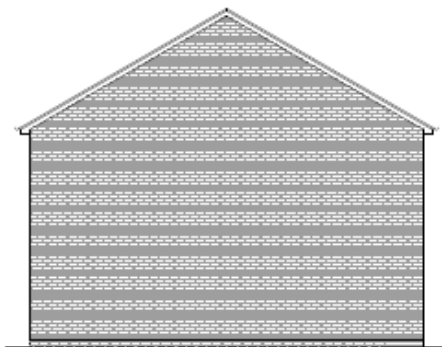
Front Elevation



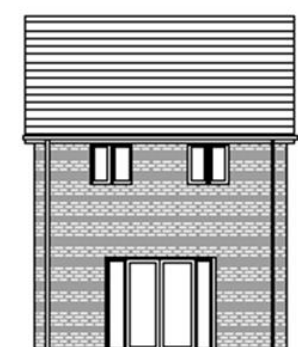
Side Elevation



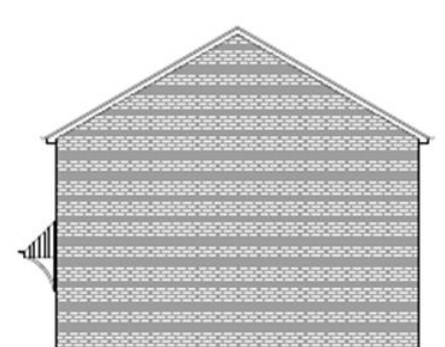
Rear Elevation



Side Elevation



Rear Elevation



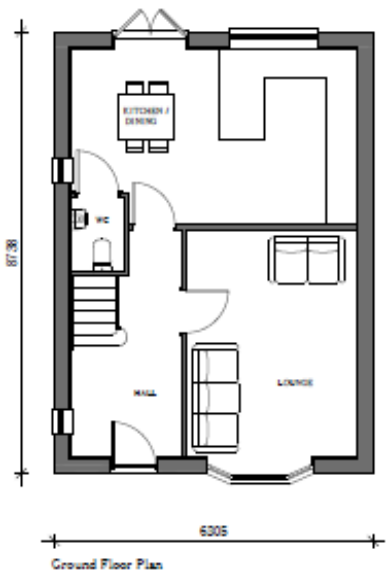
Side Elevation

July 2022

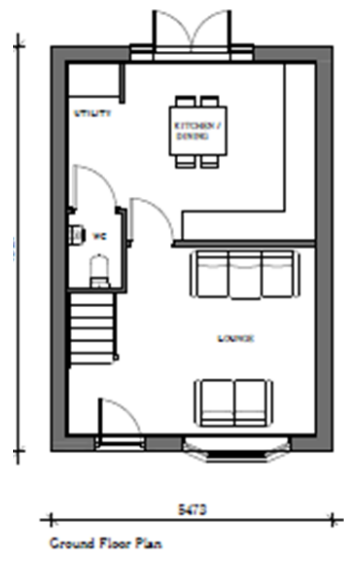
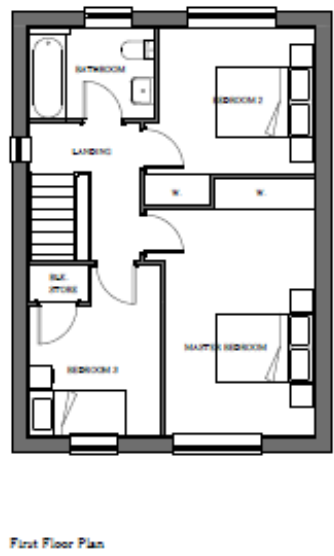
February 2023

Floor Plans Comparison

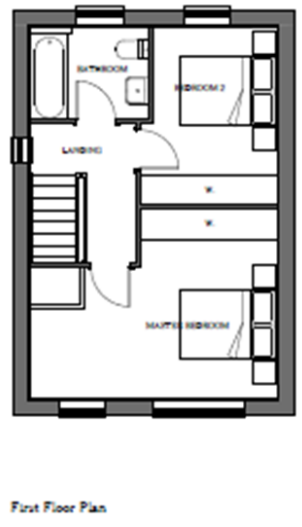
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July 2022



February 2023



Proposed Site



0324/2022

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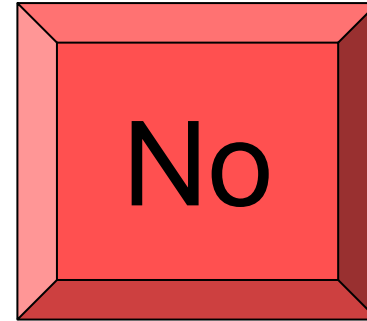
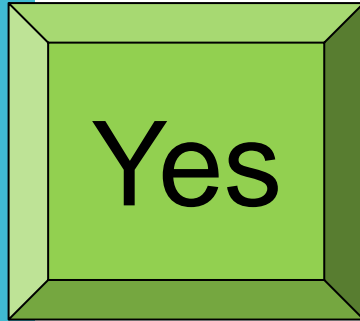
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Erection of a 2 bedroom detached dwelling (re-submission of 0013/2022)

Recommendation: Approve with conditions

Are there any speakers?

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Guidance

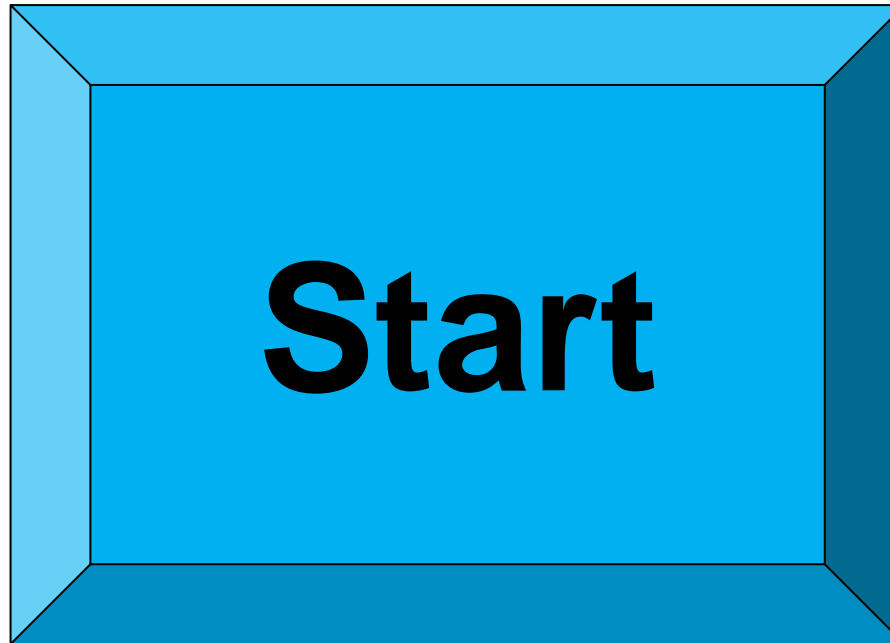
You have 3 minutes to address the Committee

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

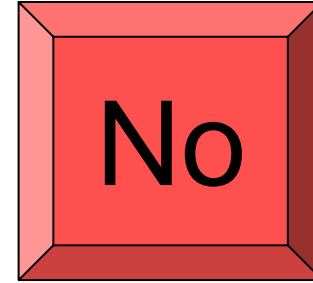
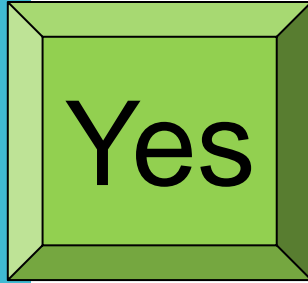
30

Seconds Remaining

Finish

Are there
any other
speakers?

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0324/2022

96 Greenheart, Tamworth, B77 4NQ

**Erection of a two bedroom detached dwelling
(re-submission of 0013/2022)**

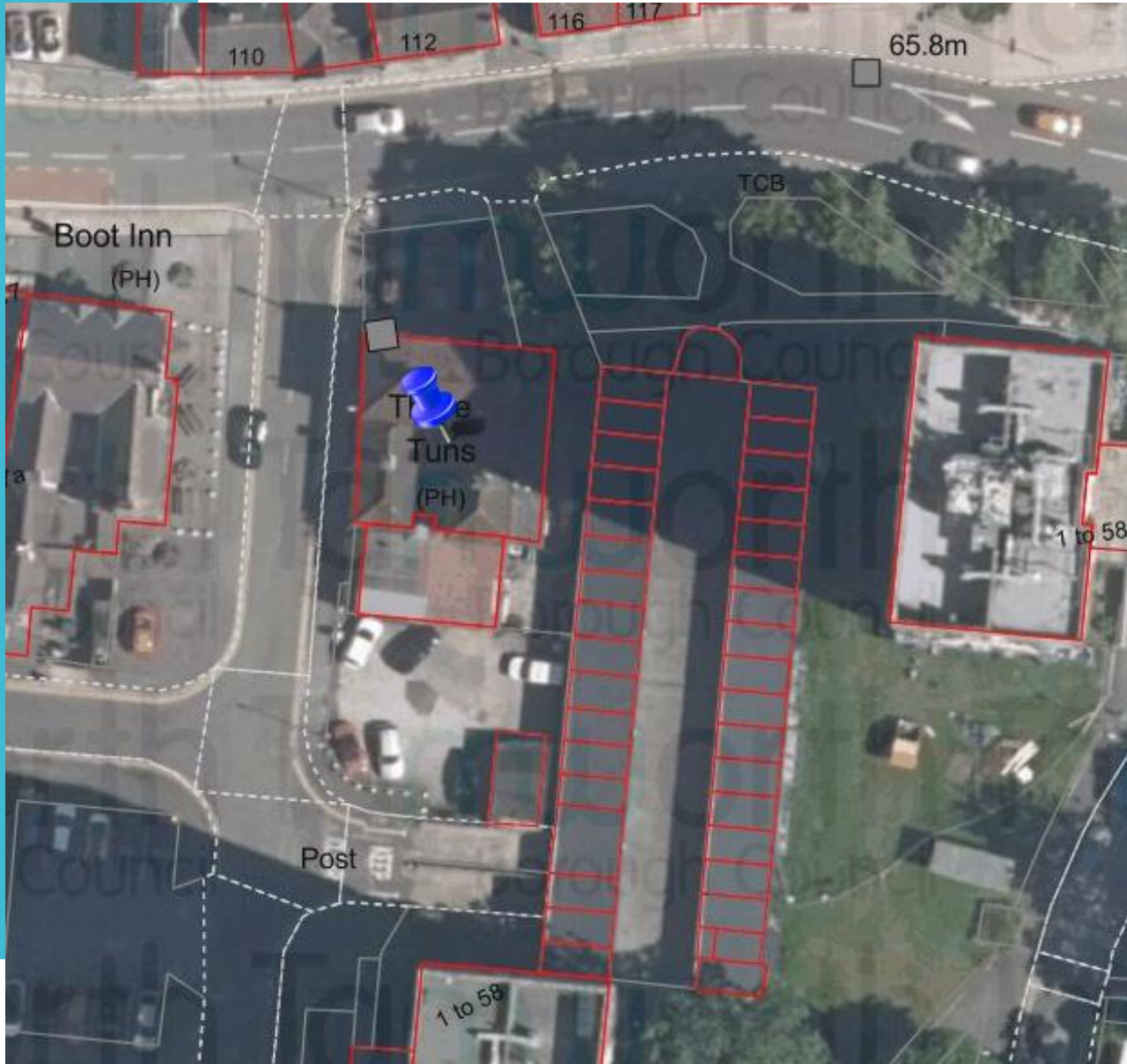
Committee Consideration

0379/2022

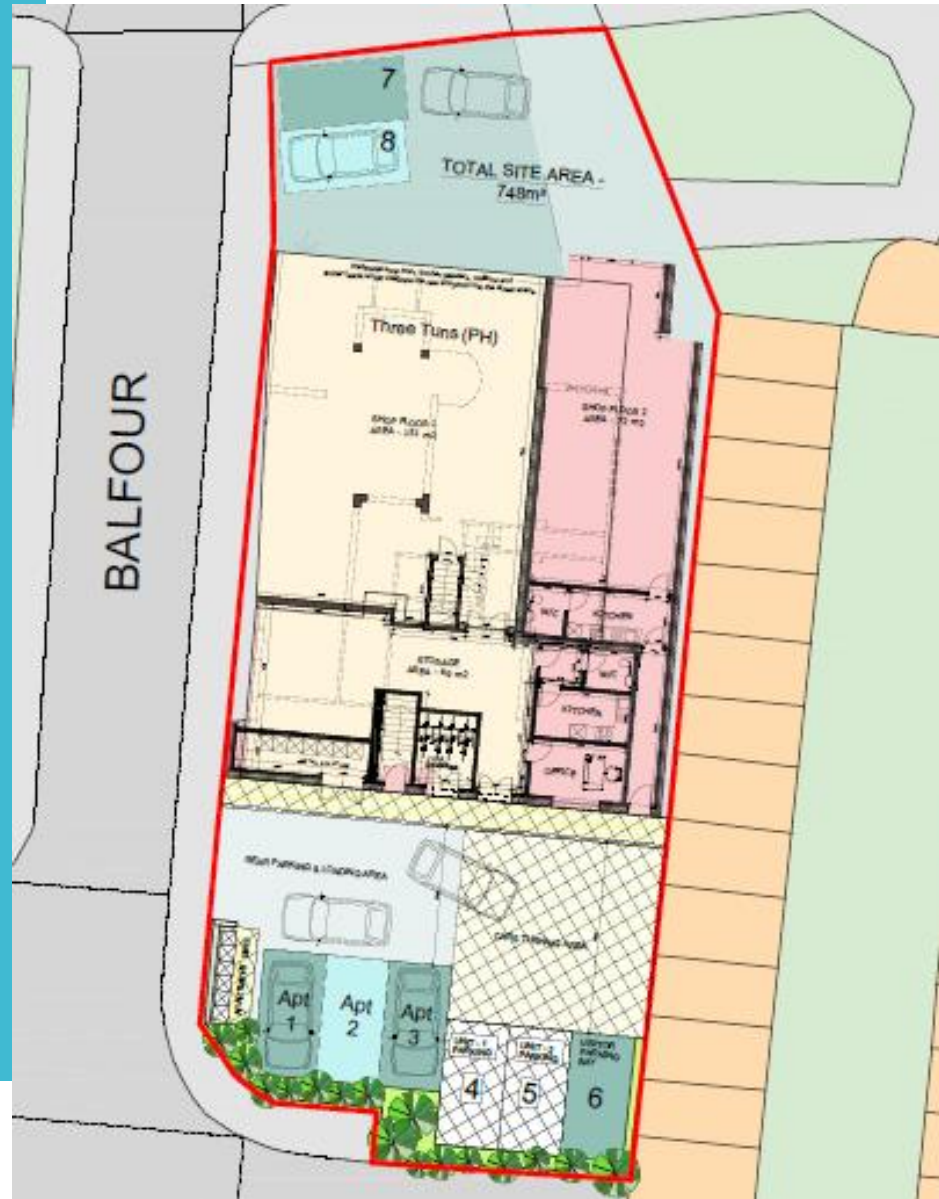
Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space.

Aerial Site View



Layout View



Front Elevation

New velux
roof lights in loft

Roof tiles
to match
existing

New UPVC
double glazed 'K'
glass windows

New brickwork to
match existing

New brickwork to
match existing

Traditional shop front.
Timber pilasters, mullions
and a timber fascia would
integrate the new shopfront
into the street scene.

Class B
engineering brickwork

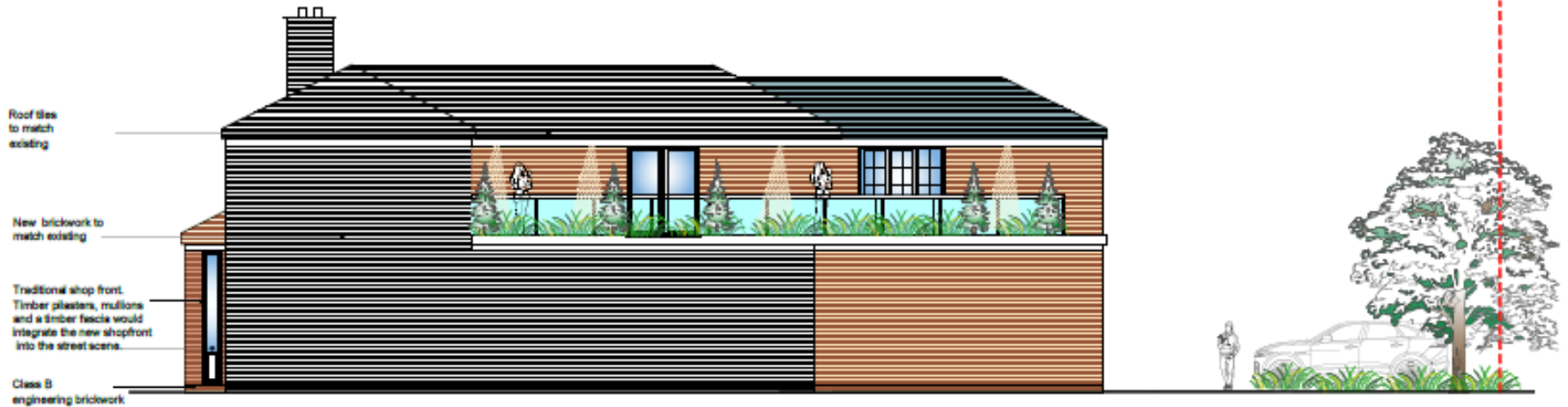


Side Elevations

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PROPOSED SIDE ELEVATION SCALE 1:100



Front Elevation Comparison

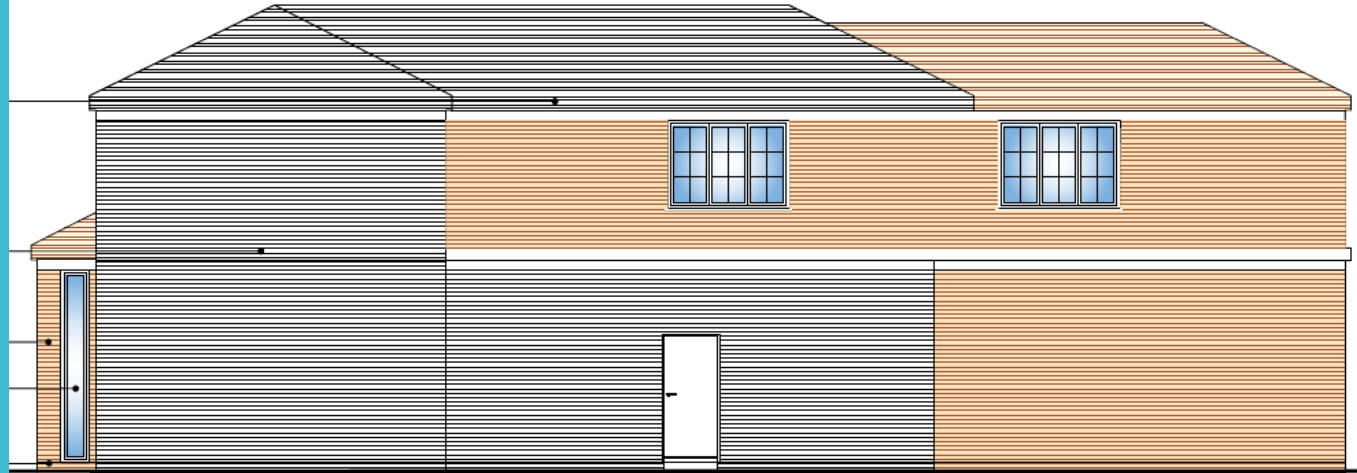


Initial
Front
Elevation

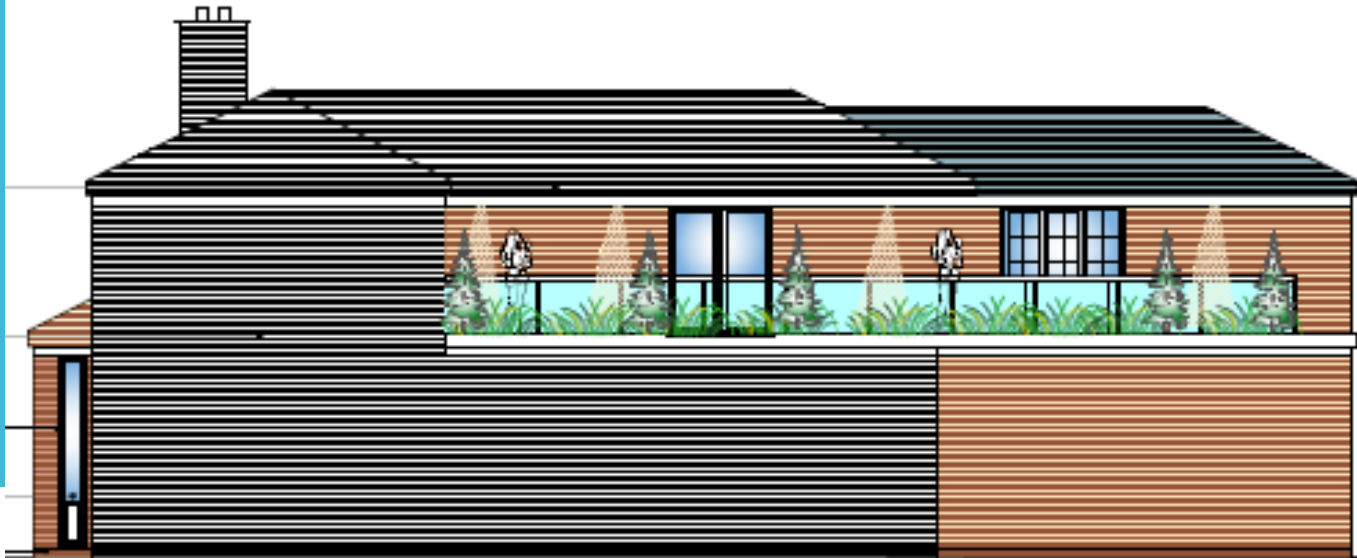


Amended
Front
Elevation

Balfour Side Elevation Comparison



Initial
Elevation



Amended
Elevation

Site Photographs



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0379/2022

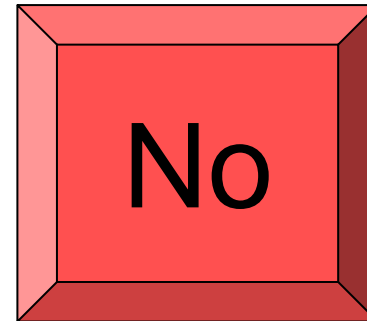
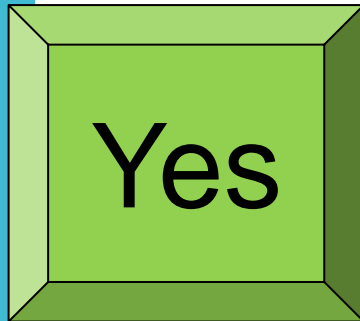
Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space

Recommendation: Approval with conditions

**Are there any
speakers?**

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Guidance

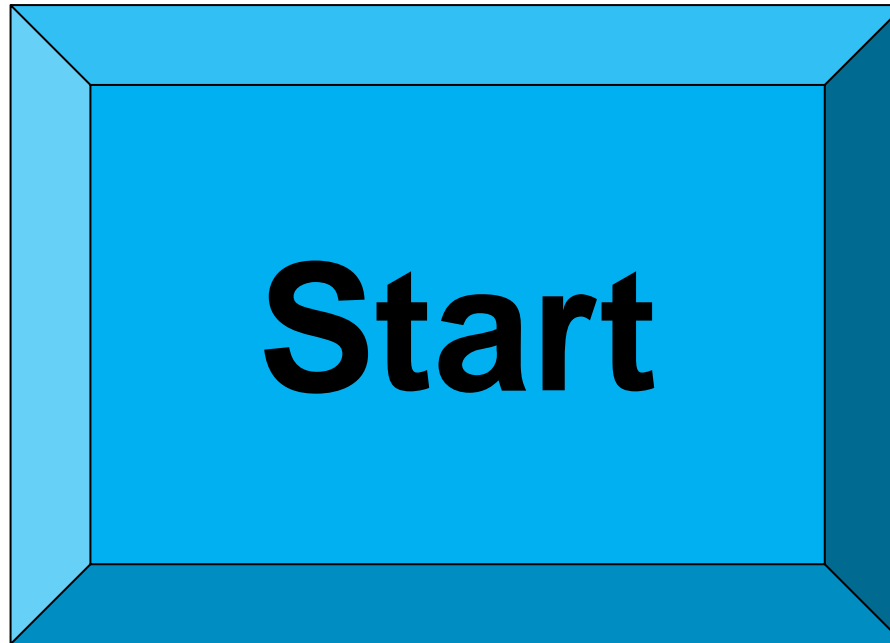
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Are you ready?



3

Minutes Remaining

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Minute Remaining

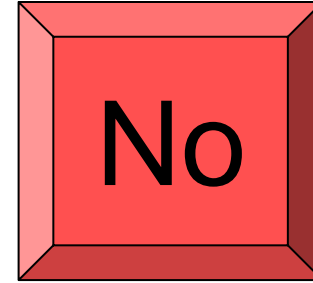
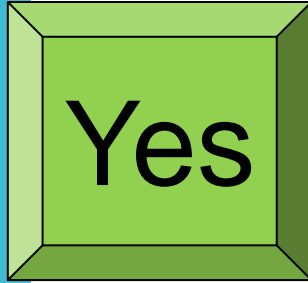
30

Seconds Remaining

Finish

Are there
any other
speakers?

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0379/2022

Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

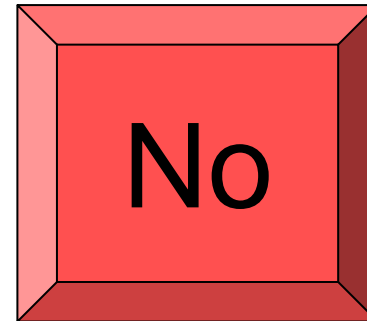
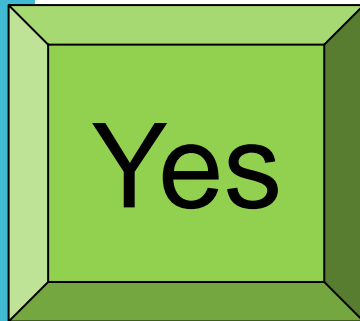
Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space

Recommendation: Approval with conditions

Committee Consideration

Are there any
speakers?

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Guidance

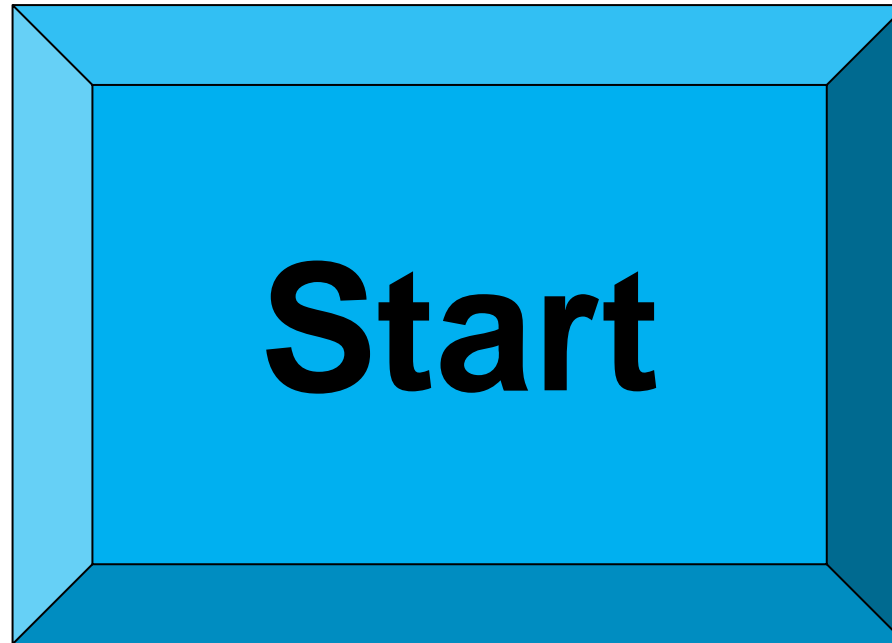
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Minute Remaining

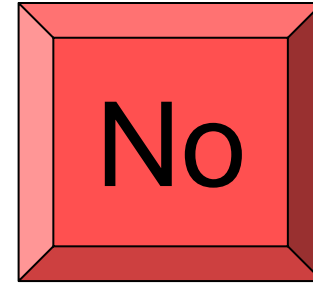
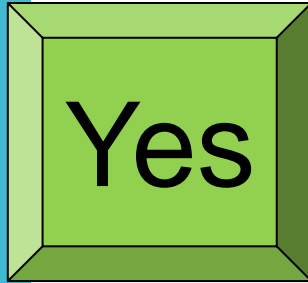
30

Seconds Remaining

Finish

Are there
any other
speakers?

Page 61



0379/2022

Former Three Tuns, 15 Lichfield Street, Tamworth, B79 7QD

Change of use from public house (sui generis) to 2 x retail units (Class E) at ground floor and 3 x apartments (Class C3) at first floor; erection of side and rear extensions and creation of external amenity space

Recommendation: Approval with conditions

**Thank you for your
attendance**

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**Next meeting:
07/03/2023**

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