



# PLANNING COMMITTEE

27<sup>th</sup> February 2023

Tuesday, 7th March, 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

1. **Applications for Consideration** (Pages 3 - 28)  
*Planning Committee Presentation 07.03.23*

Yours faithfully

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

**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

## 7 March 2023

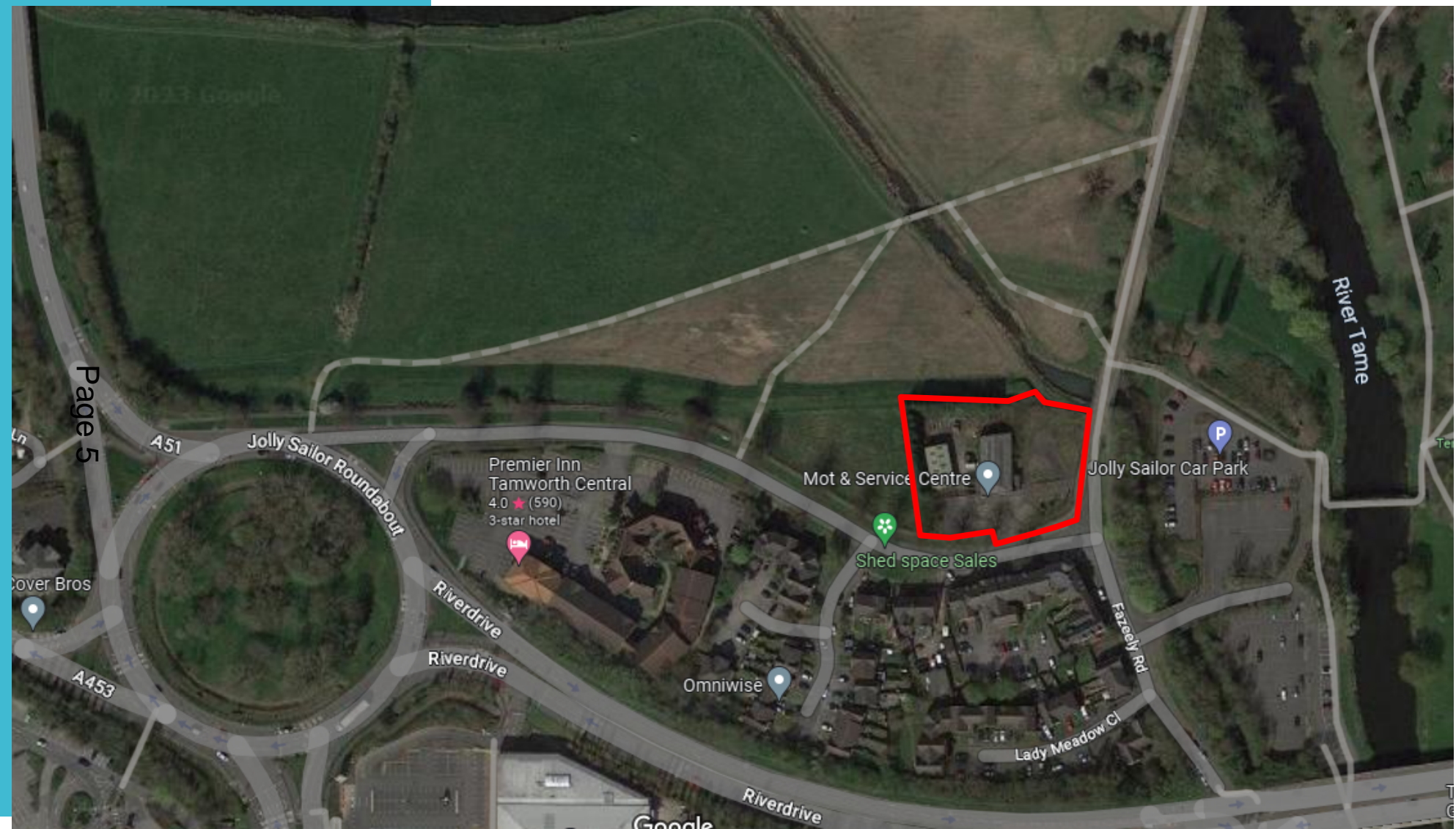
**0206/2021**

**Former Co-op Garage, Bonehill Road, Tamworth**

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

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# Aerial Site View



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# Comparison with adjacent approval (0090/2022)



# Layout View



# Street Scenes



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

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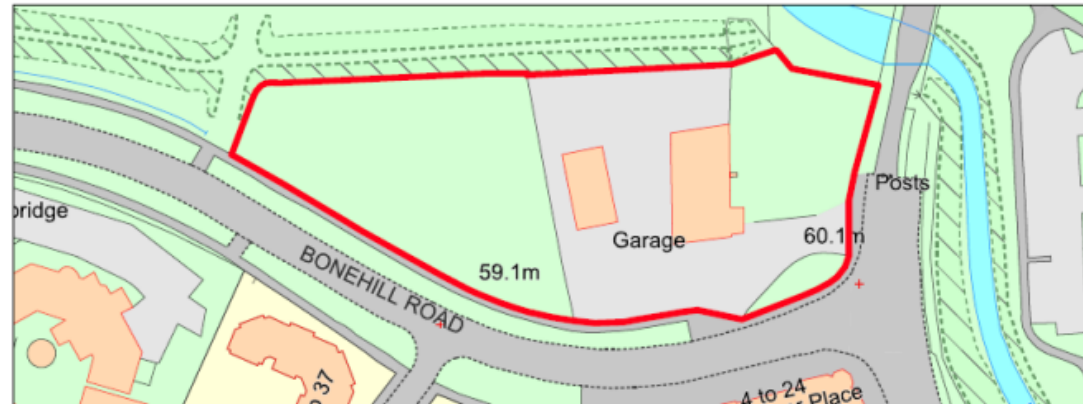
Street Scene - Plots 1 and 2, 3 and 4 and 5



# 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

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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



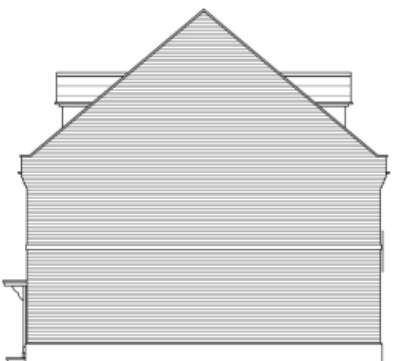
Side East Elevation



Front South Elevation



Rear North Elevation



Side West Elevation

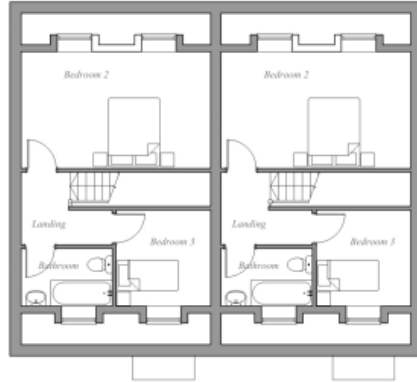
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Ground Floor  
Plots 1 & 2



First Floor



Second Floor

# Elevations – Plots 3 & 4



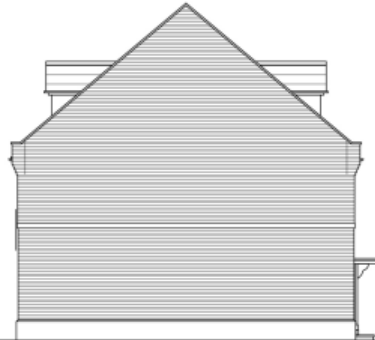
Side East Elevation



Front South Elevation



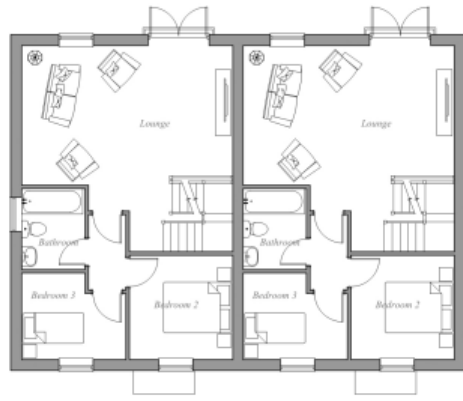
Rear North Elevation



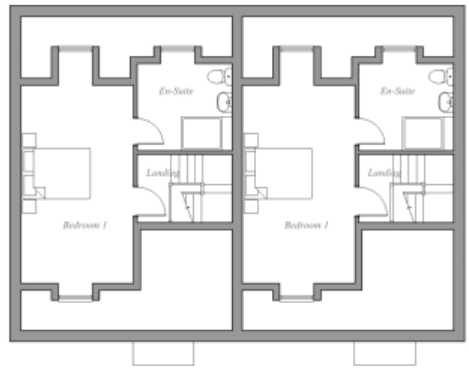
Side West Elevation



Ground Floor  
Plots 3 & 4



First Floor



Second Floor

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# Elevations – Plot 5



*Front South Elevation*

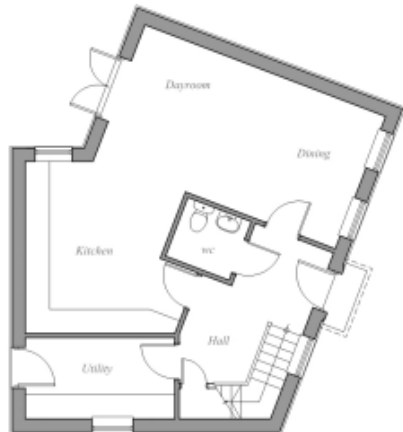


*Front East Elevation*



*Side West Elevation*

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*Ground Floor  
Plot 5*



*First Floor*



*Second Floor*

# Elevations – Plots 6 & 7



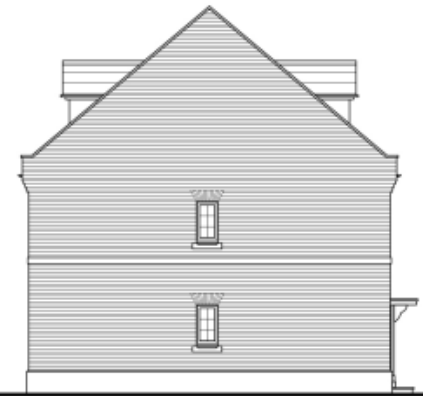
Side North Elevation



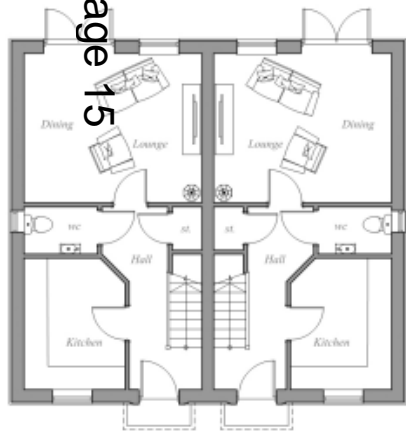
Front East Elevation



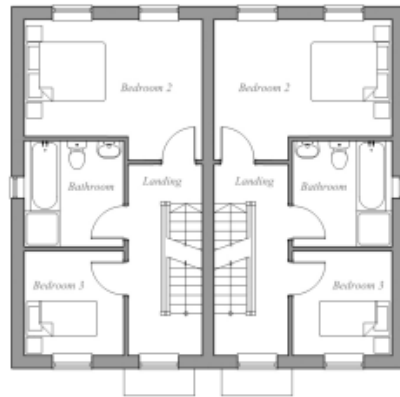
Rear West Elevation



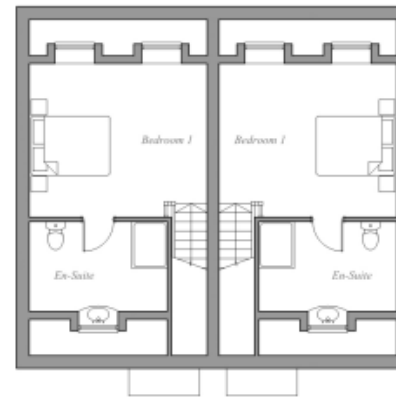
Side South Elevation



Ground Floor  
Plots 6 & 7



First Floor



Second Floor

# Elevations – Plots 8 & 9



Side West Elevation



Front North Elevation

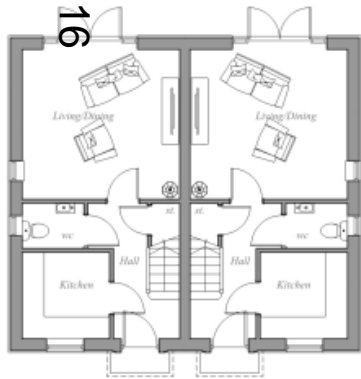


Rear South Elevation

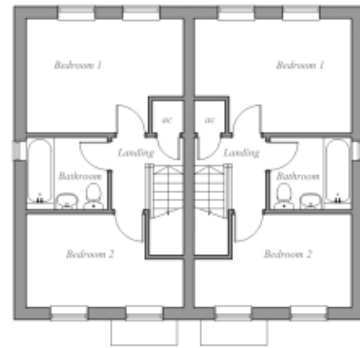


Side East Elevation

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Ground Floor  
Plots 8 and 9



First Floor



# Elevations – Plots 10 & 11



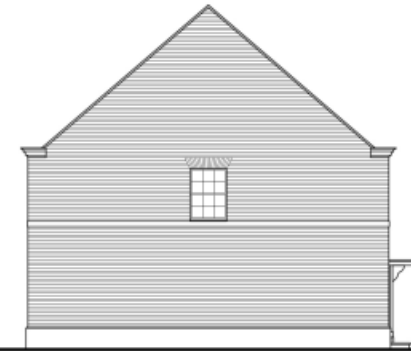
*Side North Elevation*



*Front East Elevation*



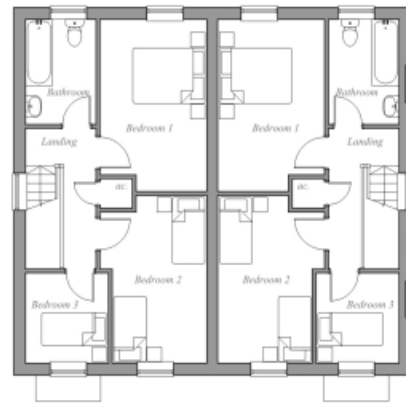
*Rear West Elevation*



*Side South Elevation*



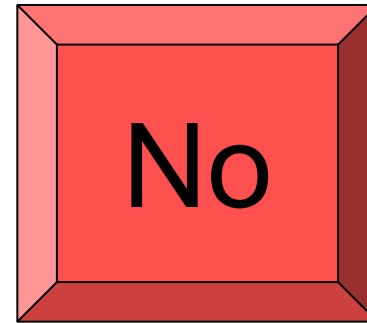
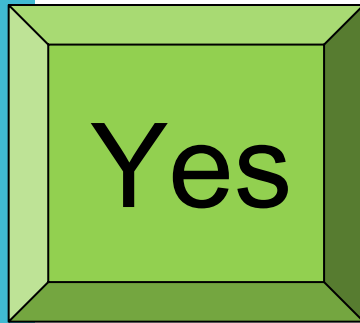
*Ground Floor  
Plots 10 & 11*



*First Floor*

Are there any speakers?

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## Guidance

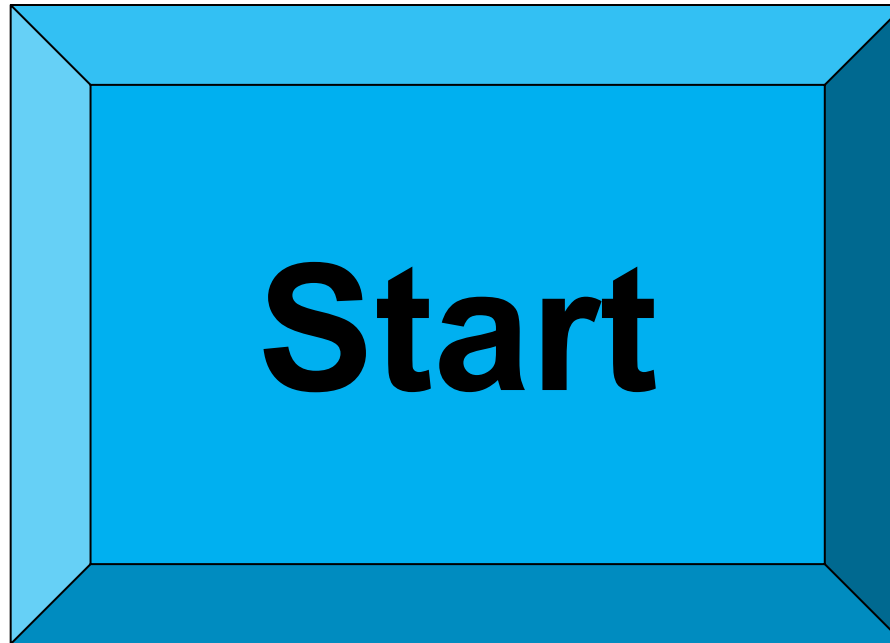
You have 3 minutes to address the Committee

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

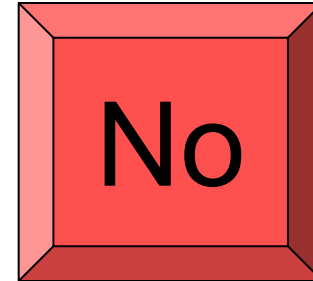
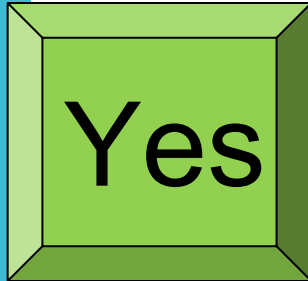
Seconds Remaining

# Finish



Are there  
any other  
speakers?

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**0206/2023**

**Former Co-op Garage, Bonehill Road, Tamworth**

**Demolition of existing buildings, construction of 11  
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**Recommendation: Approval with conditions**

**Thank you for your  
attendance**

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**Next meeting:  
04/04/2023**

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