

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**

Page 4

Aerial Site View



Page 5

Comparison with adjacent approval (0090/2022)



Layout View



Street Scenes



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

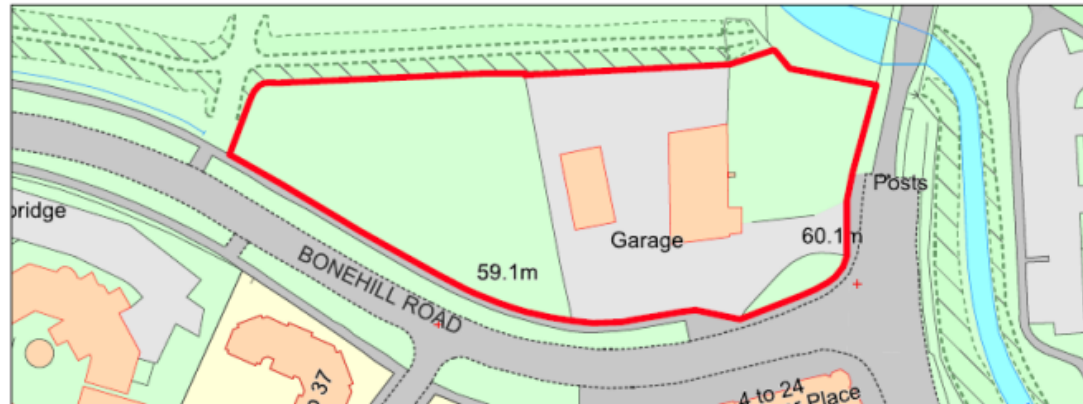


Street Scene - Plots 1 and 2, 3 and 4 and 5

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)



Page 11



Elevations – Plots 1 & 2



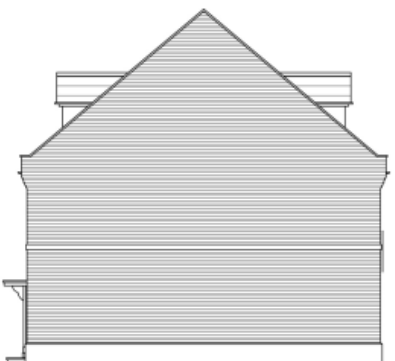
Side East Elevation



Front South Elevation



Rear North Elevation



Side West Elevation

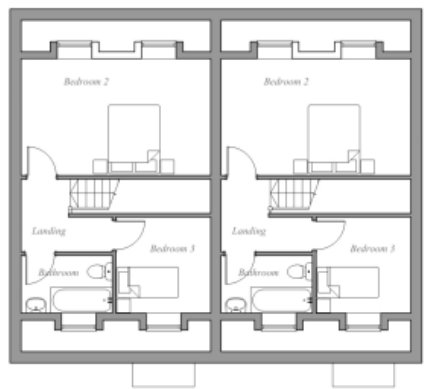
Page 12



Ground Floor
Plots 1 & 2



First Floor



Second Floor

Elevations – Plots 3 & 4



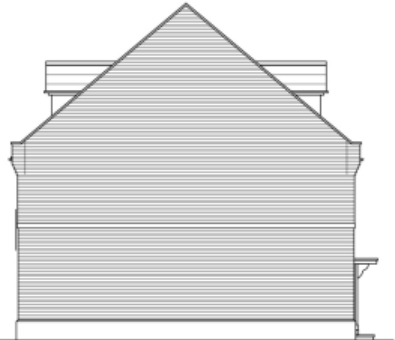
Side East Elevation



Front South Elevation



Rear North Elevation



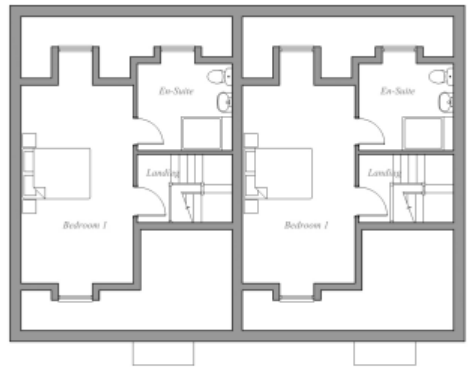
Side West Elevation



Ground Floor
Plots 3 & 4



First Floor



Second Floor

Page 13

Elevations – Plot 5



Front South Elevation

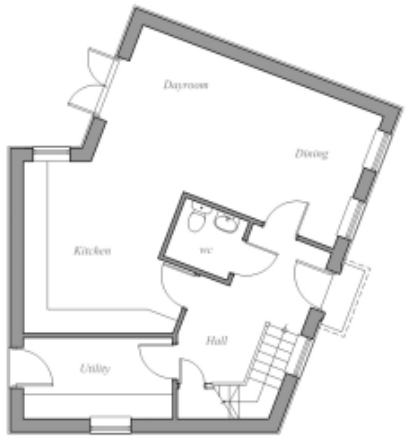


Front East Elevation



Side West Elevation

Page 14



*Ground Floor
Plot 5*

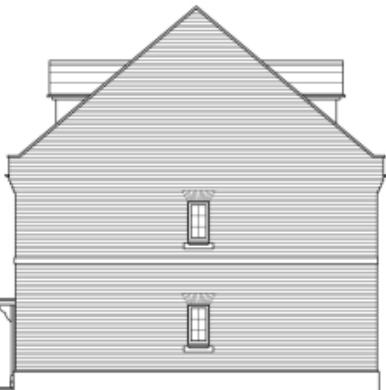


First Floor



Second Floor

Elevations – Plots 6 & 7



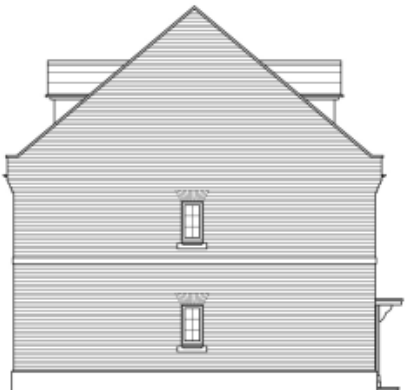
Side North Elevation



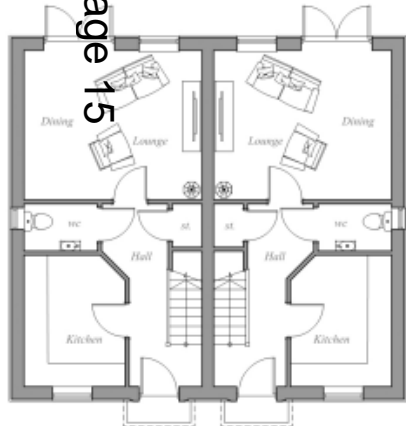
Front East Elevation



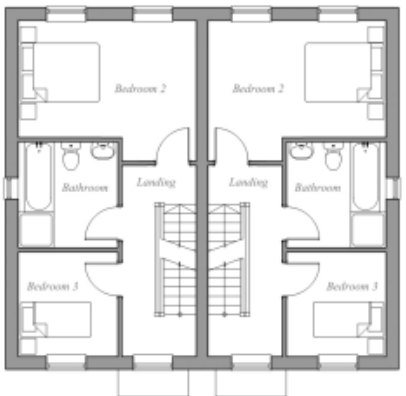
Rear West Elevation



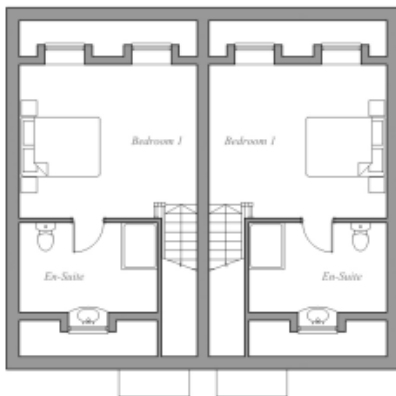
Side South Elevation



Ground Floor
Plots 6 & 7



First Floor



Second Floor

Page 15

Elevations – Plots 8 & 9



Side West Elevation



Front North Elevation

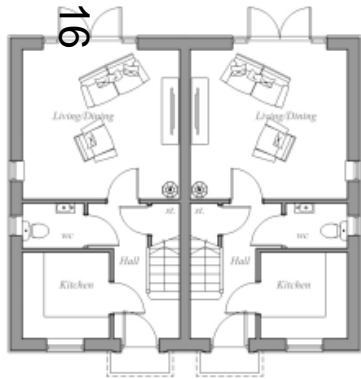


Rear South Elevation

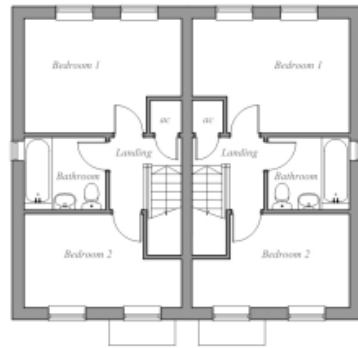


Side East Elevation

Page 16



Ground Floor
Plots 8 and 9



First Floor

Elevations – Plots 10 & 11



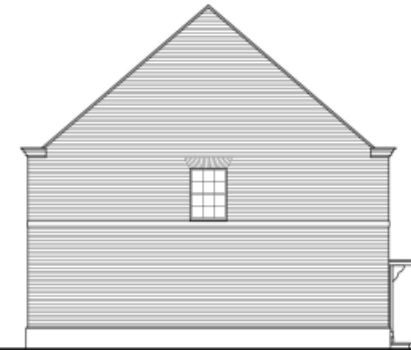
Side North Elevation



Front East Elevation

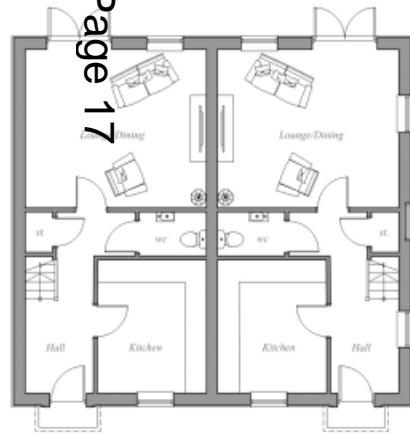


Rear West Elevation

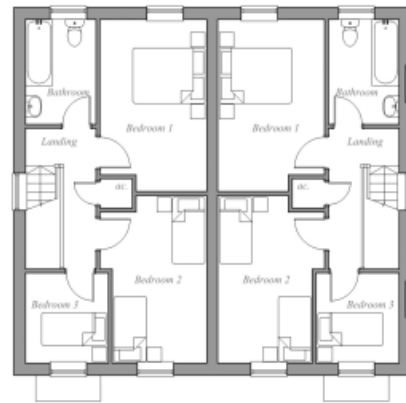


Side South Elevation

Page 17



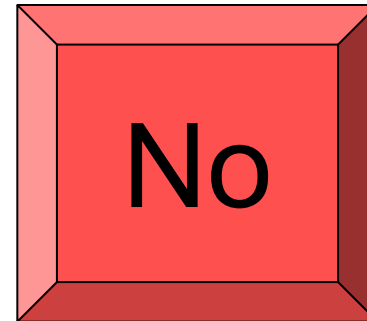
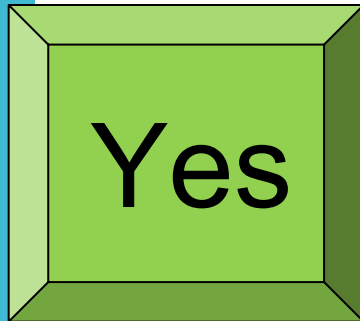
*Ground Floor
Plots 10 & 11*



First Floor

Are there any speakers?

Page 18



Guidance

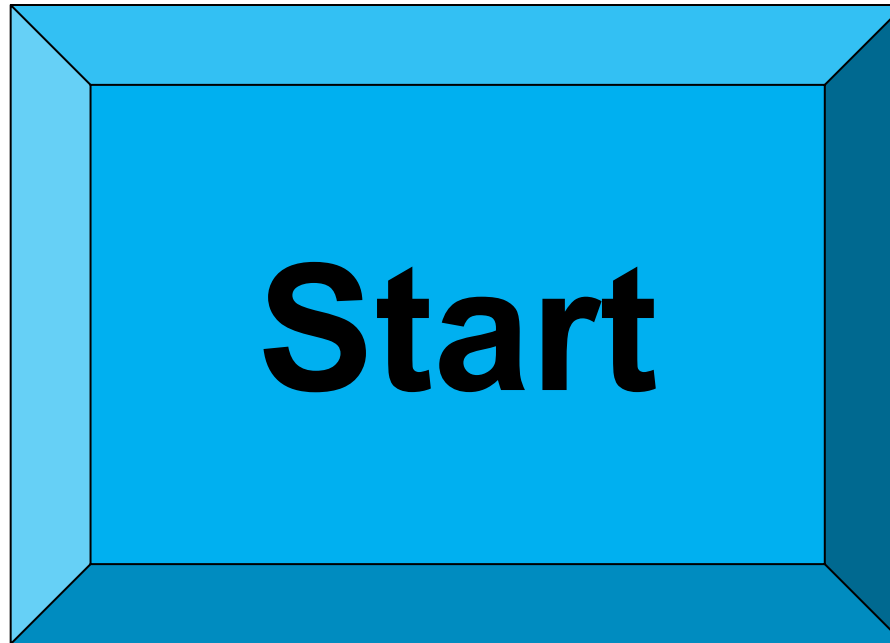
You have 3 minutes to address the Committee

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

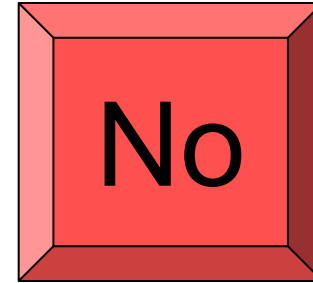
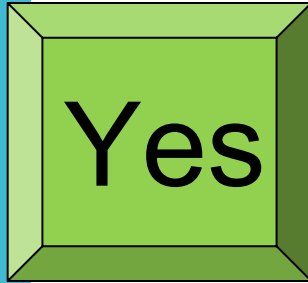
30

Seconds Remaining

Finish

Are there
any other
speakers?

Page 25



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**

Page 27

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

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