



# South Staffordshire Council

**PLANNING COMMITTEE – 17<sup>th</sup> October 2023**

## **Requests to Speak**

<b>App no</b>	<b>Address</b>	<b>Speaking For</b>	<b>Speaking Against</b>	<b>Councillor to speak</b>
<b>22/00849/OUT</b> (NON MAJOR 3 MINS)	Huntercombe Stafford Hospital Watling Street Ivetsey Bank Staffordshire ST19 9QT	Amanda Jones – Troyka Associates Ltd (Agent)	N/A	N/A
<b>23/00080/FUL</b> (MAJOR 5 MINS)	Former Bilbrook House Carter Avenue Bilbrook Staffordshire WV8 1HH	David Onions – Pegasus (Agent)	Mrs Patricia Hutchinson	N/A

### **Additional information**

**Application 22/00849/OUT - Huntercombe Stafford Hospital, Watling Street, Ivetsey Bank, ST19 9QT**

**Please amend Condition 12 to read:**

12. Prior to the commencement of development (excluding exploratory site works, demolition or groundworks) full details shall be submitted to and approved in writing by the Local Planning authority of a species enhancement scheme including the details of integrated bat and bird boxes. The scheme must include a minimum of two bat boxes and three swift bricks and must detail locations, models, number and aspect of the boxes including any ongoing maintenance requirements. The agreed species enhancement scheme will be installed in full prior to the first occupation of the buildings and shall thereafter be retained for the life of the development.

Reason:

12. To deliver biodiversity enhancements as part of the development, in accordance with the requirements of Core Policy 2 and Policies EQ1 and EQ11 of the Core Strategy, the Sustainable Design Supplementary Planning Document and the National Planning Policy Framework.

**Officer Note:**

Should Members be minded to approve the application, the applicant has confirmed their agreement to the recommended pre-commencement conditions.

**Application 23/00080/FUL – Former Bilbrook House Carter Avenue Bilbrook Staffordshire WV8 1HH**

1 further neighbour letter has been received. The comments made can be summarised as follows:

- No objections to the new care home. However, very concerned about the condition of the dividing fence, which was erected by the Council a few years after we first took up residence here in 1969. The fence now is in a state of serious disrepair and totally overgrown making the approach to the fronts of the houses (8 in total) difficult.
- A self-set Rowan tree has caused the pathway tarmac to open up causing a serious tripping hazard.
- The overgrowth at the corner of your site where it is intended to place a small shed - will the height of the plant growth be lowered here, as it leans over our garden blocking light, sun, rain?

**Officer Note:**

The matter of the condition of the dividing fence is addressed in paragraph 5.6.13 of the officer's report, wherein it is noted that the applicant has confirmed that this fence will be repaired as part of the implementation of any planning permission.

The Rowan tree is to be retained, as part of the development, as discussed via paragraph 5.12.5. The tree is worth of retention and there is no justification for its removal, as part of this application.

Finally, the management and monitoring of all habitats within the site is addressed via proposed condition 11.