

Cannock Chase District Council

Planning Committee

5th June 2024

CH/22/0090 - Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS15 2UJ

Following compilation of the report for the Committee agenda, officers have received a further 2no neighbour representation (objections) of which are predominantly replicated. They are summarised as follows:

- Highways comment that the splays are in keeping with the speed of the unclassified road which they report as being 30mph, however the respondent states that this is 40mph.
- The splays appear to be impeded by the trees on which there are Tree Preservation Orders and no explanation has been offered for how visibility will be provided.
- There is no footpath on the northern side of Jones Lane for 33 metres from Penkridge Bank Road and this land is not in SCC Highway's ownership. The condition relating to a sustainable link from the footpath along the grass verge does not appear feasible as this would run through at least two of the trees on which there are preservation orders.
- The proposed development would blight the landscape on a narrow unspoilt lane and would not be in keeping with the area.

CH/24/051 - Former Aelfgar School, Church Street, Rugeley

Following compilation of the report for the Committee agenda, officers have received two minor amendments to the elevations for plots 10, 11 and 53 of which are detailed below and shown on the corresponding drawings:

- Plot 53
(22690-332-03 House Types Puttenham and Leaside Elevations)

A false chimney has been added to this plot.

- Plots 10 and 11
(22690-323-03 House Types Lambourne and Leaside Elevations)

The chimneys originally shown on these plots have been removed.

Chimneys on key plots that would be visible from either Church Street or the approach from Anson Street are retained and the minor amendments proposed will not greatly

alter the scheme originally proposed nor have negative implications in respect of the nearby Conservation Areas, design or residential amenity. As such the recommendation to approve, subject to conditions, is still relevant.

Plot Numbers:
As - 10-11



Front Elevation



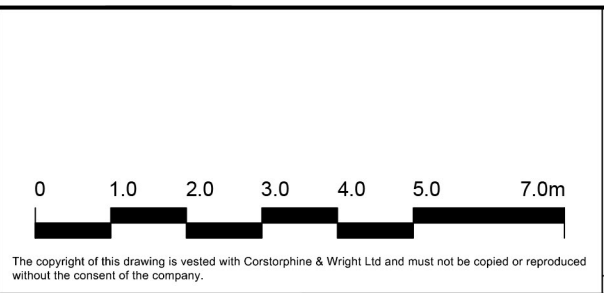
Side Elevation



Rear Elevation



Front / Side Elevation



Rev.	Description	Date	Drw.	Chk.
03	Chimneys removed from plots 10-11	31.05.2024	AW	LL
02	First floor window heights amended in accordance to Client comments.	12.02.2024	AW	LL
01	Brick header details amended.	15.01.2024	AW	LL

Floor Area: Lambourne - 859 ft²
Leaside - 898 ft²

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE LAMBOURNE
AND LEASIDE (OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850
corstorphine-wright.com

Drawing No.
22690-323

Drawn AW	Checked LL	Paper Size A3	Scale 1:100	Date OCT 2023	Revision 03
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Front Elevation

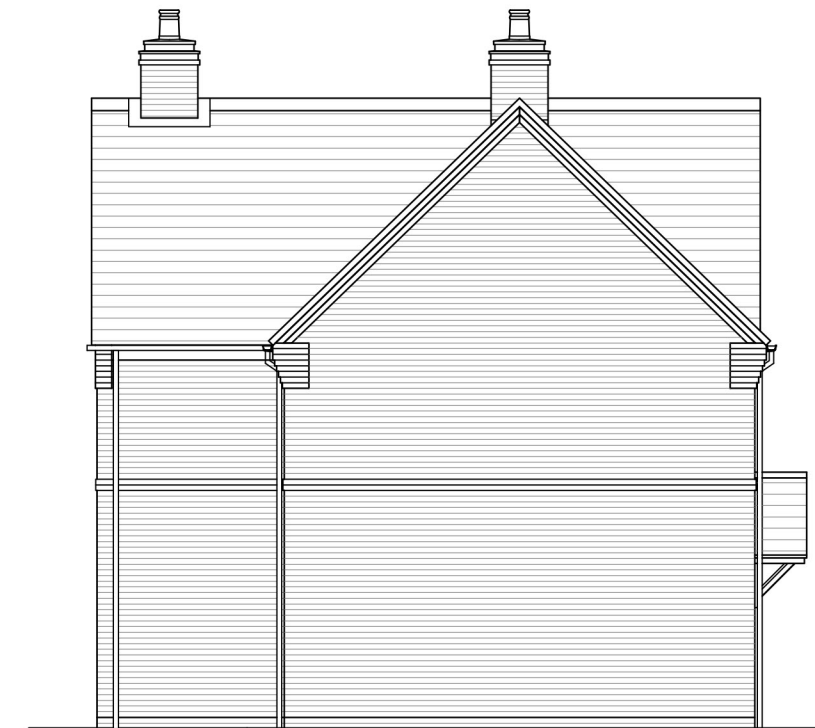


Front/Side Elevation

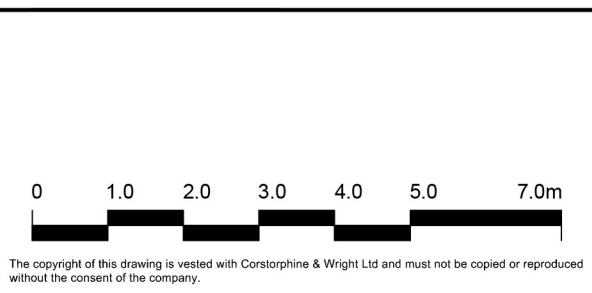
Plot Numbers:
As - 52-53



Rear Elevation



Side Elevation



Rev.	Description	Date	Drw.	Chk.
03	Chimney added to plot 53.	31.05.2024	AW	LL
02	First floor window heights amended in accordance to Client comments.	12.02.2024	AW	LL
01	Canopy to Leaside changed - drawing amended to suit.	15.01.2024	AW	LL

Floor Area: Puttenham - 1013 ft²
Leaside - 898 ft²

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE PUTTENHAM
AND LEASIDE (OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
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corstorphine-wright.com

Drawing No. 22690-332	Revision 03			
Drawn AW	Checked LL	Paper Size A3	Scale 1:100	Date OCT 2023