

PLANNING\_ – All matters have been referred to the Planning Committee and their comments appear in italics below, the Committee meet fortnightly 5pm, in the Douglas Room, Barton Village Hall. Please contact the clerk for dates should you wish to attend any Planning Meetings

1. 00727 - Yew Tree House, Yoxall Road, Woodhouses : Change of use from Class C3 dwellinghouse to form a small-scale childrens care home Class C2 (Amended Plans Received)

*This revised application does not address our concerns with the original proposal.  
The application for change of use is well outside settlement boundaries.*

*Local Plan policy SP8 covers development outside settlement boundaries. It sets out nine criteria for permitting such development. We see nothing in the application to show it complies with any of these nine points. Proposals which are deemed to comply with one of the initial nine then face further tests.*

*Whilst the appearance may well be that of a dwelling what is proposed is its use as a business. As it is not residential the applicants have an obligation to show why such a use should be permitted in a rural restricted area. We are not told why this operation could not be in a more sustainable location. Have other premises been considered and if so why have they been rejected as unsuitable? The staff travel journeys shown in the "Traffic Movements" document would presumably all be by car rather than the occasional bus service through Woodhouses. The suggested number of journeys would seem to be above those of a residential house which we believe are closer to six a day on average. In a more sustainable location some staff would be able to travel other than by car.*

*The applicant puts forward the argument (para 6.4) that the site is entirely suitable due to the lack of surrounding residential properties. We find this odd because on the one hand they say that the use is just like a normal house in which case why is a lack of surrounding properties important? If the use isn't going to cause any noise or other impacts then again why is the lack of surrounding residential properties important? Can the applicants show a track record of having run similar establishments satisfactorily in such a rural location?*

*We made enquiries about a comparable home in the village of Newborough that was established with similar assurances but has caused considerable nuisance to other residents. An Ofsted inspection of this establishment in November 2022 judged it to be "Inadequate". On reading this report we see that the registered provider is shown as Olive Tree Residential Care Limited, as is the current applicant.*

*There may be good laudable reasons for siting such a use in this rural location but on the basis of the accompanying evidence, the planning case and therefore the justification for overriding Policy SP 8 has just not been made.*

*We therefore object to this application in its current form as being contrary to SP8 of the Local Plan.*

2. 01058 - Utterhill House, 8 Main Street : Canopy reduction of two Silver Birch trees by 40% and removal of overhanging branches

*The applicant is not stating that the trees are diseased or dangerous nor causing damage to property and we consider the reasons given in the application form do not justify the proposed work to trees within the conservation area.*

*We ask that the ESBC Tree Officer inspect these trees prior to a decision being made.*

*We therefore object to the application in its current form.*

3. 01079 - 94 Captains Lane : Erection of a detached outbuilding to form gym, shower room and store to garden

*DP3, Design of New Residential Development, Extensions and Curtilage is the appropriate policy for this application.*

*Two criteria appear to be relevant:*

*The development should not have an unacceptably overbearing impact on adjacent dwellings.*

*We are concerned about the close proximity of the structure to the neighbouring house in Oak Road which has a relatively short rear garden. There may be issues with noise nuisance from the gymnasium, such as "background" music, overbearing in an audible if not visual sense.*

*Buildings constructed within the curtilage for uses that are ancillary to the dwelling should be appropriately designed and sited for their intended ancillary use paying regard to the size of the dwelling and its curtilage.*

*The proposed building does seem to be quite unusually distant from the existing dwelling and not obviously ancillary the house. A more obvious location would be as an extension to the house or as a separate structure, closer to the house.*

*We therefore object to this application in its current form.*

*Should this application be granted we would like to see a condition that the use is restricted to that of gymnasium and any alternative use such as to residential or sleeping facilities requires specific planning permission.*

4. 22/00659 - Palmer Close Garage Site : Demolition of existing garage block and erection of one detached dwelling. Revised application
5. 01107 - The Cherries, 170 Main Street : Erection of a single storey side and rear extension, external alterations to include render to the front
6. 00918 - Barns at Forest Thorn Farm, Scotch Hills Lane : Erection of a detached double garage to serve Plot 3
7. 01189 - Flat 1, Barton Lodge : Reduce northern lateral spread off neighbours garden 1.5-2m back to border, reduce southeastern lateral spread 1-1.5m back from building, crown raise low hanging secondary laterals to 3m from ground level, remove deadwood 3m diameter and greater of 1 Ash tree (T12) and repollard at 3m of 1 Pear tree (T13)
8. 01191 - 29 Efflinch Lane : Re-pollard back to original pollard points of one Lime tree (TPO58)

#### ESBC Decisions – Permissions Granted

1. 00921 - Midlands Co-operative Society, Crowberry Lane : Application under Section 73 to vary condition 22 attached to planning application P/2010/01451/MB for the erection of supermarket with associated car parking, delivery area and formation of a vehicular access to vary the opening hours to 06:30 until 23:00 Monday to Saturday and 06:30 until 22:00 Sundays and Bank Holidays
2. 00359 - Moor End Cottage, 28 Station Road : Erection of a single storey rear extension
3. 00727 - Yew Tree House, Yoxall Road, Woodhouses : Change of use from Class C3 dwellinghouse to form a small-scale childrens care home Class C2 (Amended Plans Received)
4. 01029 - Peel Cottage, 6 Main Street : Felling of one Fir tree
5. 01030 - Peel Cottage, 6 Main Street : Reduce the height of one Laburnum tree to 3 metres (10ft)
6. 01058 - Utterhill House, 8 Main Street : Canopy reduction of two Silver Birch trees by 40% and removal of overhanging branches