

## **Cannock Chase District Council**

### **Planning Committee**

**23rd November 2022**

#### **CH/22/0215 71 Old Penkridge Road, Cannock**

Following compilation of the report for the Committee agenda, officers have received further correspondence from the objector in light of comments provided by the applicant. The comments stated as follows:-

- 1) The objector welcomes the dimensions of the bungalow timber mock up to be verified. I built the timber to scale from the proposed drawings. Both the height and location relative to my home and ground levels were scaled off the drawings provided at the last meeting. You can get access to my garden at any time just please let me know when we'll open the gates.

Officers confirm that Members have already viewed the structure in the objector's garden. Notwithstanding the comments of the objector, Officers cannot confirm whether this has been constructed to the correct scale and it is not for the Local Planning Authority to verify this. Further, Your Officers confirm that even if the structure is constructed to the correct height it is not positioned in the correct position and therefore, viewed out of context within its surroundings.

- 2) The objector states that the applicant reminds us that there are no TPOs at number 71. As the planning application was submitted with a tree survey and indicated tree/ hedge retention I assume the associated tree conditions need to be quite specific if this is passed.

Your Officers confirm that the Landscape Officers have considered the proposal and appropriate conditions have been recommended.

- 3) The objector states that the boundary hedge has been cut in a similar manner over the past 20years and the boundary line been marked with my shed and mesh fences for over 20 years, up to the trunks of the hedge.

Your Officers confirm that the potential removal of trees within the site by the objector is a civil matter between the two landowners.

- 4) The objector states that historical street view on Google maps (yr 2020) shows the large hedge and shrubs screening the front and side of number 71. This

has now been removed to facilitate the build, contrary to the applicant's comments.

Your Officers confirm that this has been carried out in regard to an implemented permission.

- 5) Also contrary to the developer's letter, the developers/applicants visited my home and to number 67 on the same afternoon to ask us to remove our objections.

Your Officers confirm that this is not a material consideration for the determination of the planning application.

- 6) The objector continues that at that meeting it was said that the boundary support wall would need to be strengthened as gravel boards and single skin bricks would be inadequate. As discussed at the time with yourself this relates to the demolition & rebuild of number 71.

Your Officers confirm that this relates to an implemented permission.

Your Officers confirm that the above comments do not raise any material considerations over and above those already considered and therefore do not change the Officer's original recommendation which is to approve subject to conditions.