

RE: Change of use - in respect of the Horner Avenue Proposed Development

From: Billings, Claire <Claire.Billings@lichfielddc.gov.uk>

Sent: Thu, 2 Jul, 2020 at 15:11

To: clerk@fandspc.org

[image001.png](#) (66.6 KB)

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Afternoon Claire,

As explained previously , we do consider the principle of residential use as part of any such application for housing- so yes basically, but it's not classed as a 'change of use application'.

If we granted planning permission for a specific housing scheme, then that is what could be built on the land.

I think the confusion maybe with regard to the 'land allocation' as set out in the development/local plan, is that correct?- If so, to explain, what the land is allocated for would not 'change' on the grant of planning permission, rather it would remain allocated for the same use (in this case an existing employment site see inset 12) until the development/local plan is reviewed and updated. In doing a review of the development plan, the Council would have to have regard to the fact that there is a planning consent to have residential development on the land and certainly if that development was being built/complete, then it will no longer be used for employment and at the point of review of the development plan, the land would need to be removed from its previous allocated use.

I trust this explains the status with regard to use/allocation of the land?

The Parish and anyone else could object to any planning application if they want to, if you disagree with the principle to use the land for housing rather than employment, or to the loss of employment land. It might helpful if you want to review the current allocation and policies of the development plan in this regard, including core policy CP6 of the LDC local plan- I did explain back in May, that it is officers view that the residential development of the site would be contrary to this policy. Also, policy EMP1 of the local plan allocations is of relevance; refers to existing and allocated employment sites.

Here is the link to the local plan section of the Council's website:

<https://www.lichfielddc.gov.uk/homepage/77/local-plan>

Kind Regards,

Claire

Claire Billings

Planning Development Manager

Lichfield District Council

From: clerk@fandspc.org [mailto:clerk@fandspc.org]

Sent: 02 July 2020 14:02

To: Billings, Claire <Claire.Billings@lichfielddc.gov.uk>

Subject: RE: Change of use - in respect of the Horner Avenue Proposed Development

Good afternoon Claire,

Thank you for the information below.

Councillors just have a few more questions as follows:

Can you clarify that if a development application for 100+ houses came forward for this land – either as an outline or a full app, then Change of Use would have to be considered?

Is it actually considered? Or is the application for houses just reviewed on its own merits and if accepted, then the Change of Use is 'automatically' accepted.

Can the PC object to the Change of Use? and on what grounds and/or can you provide reference to what powers the PC and LDC have to stop Change of Use being granted.

Many thanks and kindest regards

Clare

Clare Orme
Parish Clerk/RFO
Fradley & Streethay Parish Council
Marketing Suite Office, Wellington Crescent, Fradley Park, Lichfield WS13 8RZ
Tel: 01543 444 233

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-----Original Message-----

From: "Billings, Claire" <Claire.Billings@lichfielddc.gov.uk>

Sent: Wednesday, 1 July, 2020 12:42

To: "clerk@fandspc.org" <clerk@fandspc.org>

Subject: RE: Change of use - in respect of the Horner Avenue Proposed Development

Good Afternoon Clare,

It would depend what a developer/applicant wants to apply for as to what planning application they submit.

If they wanted to apply for a housing development on the land; which they could do under an outline or a detailed/full planning application and we subsequently grant such permission, then this would effectively change the use of the land/allow the land to be used for housing development.

There is no need for a 2-stage process to require that they seek 'change of use' and then need a further planning permission for a housing development – but normally for larger scale

developments where the consideration of whether the principle of a particular development/use of land for housing is acceptable or not, a developer/applicant would seek 'outline planning permission' first to establish this. If an outline planning permission is then granted, then further 'reserved matters' approval/s would then be required for any detailed elements not included within the outline consent.

However, there is no need for a developer to apply for outline permission, they could, if they wanted to, just submit a full planning application; which would include all details including consideration of the principle and the details of layout and appearance of all of the housing.

I hope the above explains matters.

Kind Regards,

Claire

Claire Billings
Planning Development Manager
Lichfield District Council

From: clerk@fandspc.org [<mailto:clerk@fandspc.org>]
Sent: 30 June 2020 19:56
To: Billings, Claire <Claire.Billings@lichfielddc.gov.uk>
Subject: Change of use - in respect of the Horner Avenue Proposed Development

Good evening Claire,

I hope you are keeping well.

I have been asked to contact you by Fradley and Streethay Parish Council to ask for your help and guidance on the following:

Can we please ask, how would a change of use application be treated in respect of the Horner Avenue Proposed Development? Would this be one application including the dwellings or a separate application in the first instance followed by an application for what they wish to build

We need to understand if it all comes together as one package or separate. And then details of how it works so we can be ready when it's a live application.

Any advice you can offer would be much appreciated.

Many thanks and kindest regards

Clare

Clare Orme
Parish Clerk/RFO
Fradley & Streethay Parish Council
Marketing Suite Office, Wellington Crescent, Fradley Park, Lichfield WS13 8RZ

Tel: 01543 444 233

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