

Planning Committee –Tuesday 22 May 2018

Update Report of the Head of Service

This report has been checked on behalf of Legal Services by John Kirkham

Item 6.2

Application No: P/2017/00555

Land off Westlands Road, Uttoxeter, Staffordshire

Erection of 18 dwellings comprising two detached and sixteen semi-detached houses, plus a two storey garage block and formation of access.

Members may recall that the application was deferred from committee in April in order to address concerns raised relating to the access arrangements and queries relating to the lack of a formal footpath along the access drive.

The applicant has provided a detailed plan of the proposed access incorporating two grass strips (both being 0.6m wide) along the drive by way of setting in the fence further and has provided details of the proposed boundary treatments adjacent to the access drive (Plan Ref: 17-107-10 Rev D dated as received 8th May 2018). The plan can be viewed by following the link below:

<http://www.eaststaffsbc.gov.uk/MVM/Online/dms/DocumentViewer.aspx?PK=630349&SearchType=Planning%20Application>

It has been confirmed by the applicant that it is not possible to provide a pedestrian link to Stafford Road via the existing field entrance to the North West.

The Highway Authority has been consulted and has raised no objections to the proposed alterations. They have provided the following feedback in order to further explain the requirements of a shared surface access drive:

Footways are not a fundamental requirement for a small development of 18 dwellings. Homezones and shared surfaces have been relatively common for some years. Manual for Streets further reinforces their acceptability.

Anyone living on this development would be aware of its layout, the likelihood of pedestrians in the carriageway and the need to proceed reasonably and appropriately.

Further to Members' queries relating to the gable ends of No.s 87 and 89 Westlands Road forming part of the 'boundary treatment' of the access; the Highway Authority has provided the following feedback:

Drawings submitted at each iteration of the design have shown the gable ends of No.s 87 and 89 remaining. With regard to the note relating to 'boundary treatments'; this refers to the proposed boundary treatments and not to the existing gable ends.

Boundary treatments should be kept low to provide visibility and an open appearance. I note the current detailed drawing shows a fence height of 1.2m. As the bend in the access drive doesn't start until the road is past the rear gardens of No.s 87 and 89 and the frontage of plot 1 and of the garage blocks are open, 1.2m high fence set back from the edge of access drive would comply with the intention of my note.

The Highway Authority has also confirmed that site visits were carried out to assess the proposal on the 15th February 2018 and subsequently on the 6th March following the receipt of revised plans.

In light of the above, it is considered that the proposed access drive and associated boundary treatments adjacent to the access are appropriate and adequate to serve a development of this scale without resulting in vehicle/pedestrian conflict.

Recommendation

1.1 For the reasons set out in the above report and the Committee report then **PERMIT subject to the following conditions and the completion of a S106 agreement to secure the contributions as set out in paragraph 21.9 of the committee report:**

1. Time limit for commencement (2 years)
2. Approved plans (00002)
3. Submission and approval of samples and details of materials of construction (00002F)
4. Submission and approval of slab levels and land regrading works (00016b)
5. Submission and approval of lighting plan (Bespoke)
6. Submission and approval of ecological and biodiversity enhancement measures (00016l)
7. Submission and approval of a construction management plan (00016g)
8. Submission and approval of temporary parking spaces to serve No.s 87 and 89 Westlands Road within the site (Bespoke)
9. Submission and approval of surface water drainage scheme (Bespoke).
10. Submission of landscaping scheme (00003a)
11. Implementation of landscaping (00003b)
12. Implementation of fencing and walling (00003d)
13. The development hereby permitted shall not be brought into use until the gully connected to a surface water outfall, has been provided at the proposed access to the site in accordance with approved drawing 17-107-10 C (Bespoke)

14. None of the new dwellings shall be occupied until the new parking areas and garage block for No's.87 & 89 Westlands Road as indicated on submitted Drg. No.17-107-01 Rev. C have been provided in a porous bound material (Bespoke).
15. Development to be carried out in accordance with mitigation measures set out in ecology appraisal (bespoke)
16. Parking spaces shall be retained at all times for their designated purpose and integral garages indicated on the approved plans shall be retained for the parking of motor vehicles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority (Bespoke)
17. Removal of PD rights for future extensions and outbuildings for amenity reasons (00012a).
18. Removal of PD rights for wall and means of enclosure to front of properties except those approved by this consent (00012c)

Informatives

1. Pre-commencement conditions standard informative (002a)
2. Details of when materials are available for inspection (001a)
3. Standard engagement informative (003a)
4. The applicant is advised to note and act upon as necessary the attached comments of the Police Architectural Liaison Officer. However, where there is any conflict between the recommendations of the Architectural Liaison Officer and the terms of the planning consents the latter take precedence (Bespoke).
5. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 - 226 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works (Bespoke).
6. The construction of the access shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorkAgreements.aspx> (Bespoke).
7. The Applicant is advised that any outfall to the ditch or proposed bank works required as part of Condition 9 above, will require a Land Drainage Consent

application through the Lead Local Flood Authority office. Please contact Dave Hughes on (01543) 334064 for more information.

Background Papers

- The Local and National Planning policies outlined in Section 7 of the main Committee report.
- Papers on the Planning Application file reference P/2017/00555 including the correspondence referred to above.
- Revised Plan ref 17-107-10 Rev D dated as received 8th May 2018

For further information contact: Anna Miller

Telephone Number: 01283 508605

Email: anna.miller@eaststaffsbc.gov.uk