

# EAST STAFFORDSHIRE BOROUGH COUNCIL

## PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in a virtual environment on Tuesday 28<sup>th</sup> July 2020.

### **Present:**

Councillors Mrs V. Gould (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. Builth, R. Faulkner, G. Hall, G. H. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester and Mrs B. Toon.

### **Officers Present:**

S. Grant (Solicitor), S. Khan (Head of Service), A. Baldwin (Planning Manager), K. Challoner (Principal Planning Officer) and B. Toy (Principal Planning Officer).

#### 114/20 **DECLARATIONS OF INTEREST**

Councillor Mrs B. Ashcroft declared a private interest in both applications, P/2019/00258 and P/2020/00253, in that she knows the land owner of the developments. Councillor Ashcroft did not take part in the discussions or vote thereupon.

#### 115/20 **MINUTES**

The Minutes of the meeting held on 23<sup>rd</sup> June 2020 were approved and signed as a correct record subject to the following amendments:

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G H Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		

116/20 **URGENT BUSINESS**

There was no urgent business submitted to the meeting pursuant to Rule 12.

At this juncture Councillor B. Ashcroft left the meeting.

117/20 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2019/00258 – Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5) – Branston Leas (Phase 5), Land South of Lichfield Road, Branston, Burton upon Trent (Ward: Branston)**

The above virtual site visit was attended by Councillors E. Barker, Mrs R. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, G. Hall G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester and Mrs B. Toon.

A proposal was put forward by Councillor G. Hall (seconded by Councillor Mrs B Toon) to **permit** the application.

**Resolved:**

To **GRANT**, subject to the following conditions and the completion of a S106 Agreement:

1. **Time Limit for Reserved Matters to be Submitted**

An application for approval of the reserved matters shall be made to the Local Planning Authority before expiration of three years from the date of the permission.

2. **Reserved Matters Required**

No development shall take place until plans and particulars of the layout, scale and appearance of the buildings to be erected and the landscaping of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with those details that have been approved in writing by the Local Planning Authority.

3. **Time Limit for Development to Start**

The development hereby permitted shall begun before the expiration of two years from the date of the approval of the last reserved matter(s) to be approved.

4. **Approved Plans**

The development hereby permitted insofar as it relates to the extent of the application site and means of access only shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission.

100-179/(00)004 A Location Plan 1:1250 dated as received 05 March 2019

100-179/(00)004 B Location Plan 1:2500 dated as received 22 March 2019

Hoare Lea Acoustic Report dated as received 05 March 2019

Preliminary Ecological Appraisal by Cotswold Wildlife Surveys dated as received 05 March 2020

Flood Risk Assessment: Land South of Branston Residential Phase 5 Flood Risk Assessment and Drainage Strategy St Modwen Developments Ltd' Revision 1.0 dated as received on 05 March 2019

Branston Phase 5 Transport Assessment dated as received 22 March 2020

Branston Phase 5 Travel Plan dated as received 22 March 2020.

5. **Details of Materials**

No development shall take place above damp proof course until samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including details of coursing of brickwork and roof tiles) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

6. **Internal Road Layout**

The reserved matters submissions required under condition 2 shall include an internal road layout that has been designed in accordance with the Staffordshire County Council Residential Design Guide including the provision of adoptable visibility splays at both junctions and bends. The development shall be carried out in accordance with the approved details with visibility splays maintained at all times for the lifetime of the development to retain visibility over a height of 600mm above the adjacent carriageway level.

7. **Garage and Parking Size Requirements**

The reserved matters submissions required under condition 2 shall include garages and parking spaces which accord with the minimum dimensions set out in the Councils Parking Standards SPD. The development shall be carried out in accordance with the approved details with garages and parking retained as such for the lifetime of the development.

8. **Weatherproof Cycle Storage**

The reserved matters submissions required under condition 2 above shall include details of weatherproof cycle storage to be provided within the plot prior to the first occupation of the dwelling which shall thereafter be retained as such for the parking of cycles for the life of the development.

9. **M4 (2) Compliance**

The reserved matters submissions required under condition 2 above shall include a scheme to provide 10% of dwellings on site to be constructed in accordance with Building Regulation 2010 Standard M4 (2) standards. The development shall be completed to the Building Regulation 2010 Standard M4 (2) before the first occupation of the relevant dwelling unit(s) concerned.

## **10. Provision of Access, Parking and Turning**

Prior to the first occupation of each dwelling hereby granted permission the access, turning and car parking provision to serve that dwelling shall be provided in a bound porous material, and thereafter shall be made available at all times for their designated purposes.

## **11. Pre-Commencement - Details of Land/Slab Levels**

No development shall take place until details of showing the existing and proposed land levels of the site including spot heights and the finished floor levels, ridge and eaves heights of all buildings hereby permitted with reference to the finished floor levels, ridge and eaves heights of neighbouring buildings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

## **12. Pre-commencement – Surface Water Drainage Scheme**

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Surface water drainage systems designed in accordance with the non-statutory technical standards for sustainable urban drainage systems (DEFRA March 2015);
- Limiting the discharge rate generated by all rainfall events up to 100 year plus 30% (for climate change) critical rain storm to equivalent greenfield rates;
- The drainage scheme proposed should provide a sustainable drainage strategy to include SUDS elements with attenuation, storage and treatment capacities incorporated as detailed in the CIRCA SUDS Manual (C753);
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations.
- Plans illustration flooded areas and flow paths in the event of exceedance of the drainage system.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

## **13. Pre-Commencement - Construction Management Plan**

No development shall take place until a Construction Management Plan has been submitted to, and agreed in writing with the Local Planning Authority. The submitted Construction Management Plan shall include:

- The routing of all demolition and construction vehicles to and from the site. The measures shall include the phasing of movements to avoid traffic congestion.
- The parking of vehicles of site personnel, operatives and visitors.
- Arrangements for the loading and unloading of plant and materials.
- Areas of storage for plant and materials used during the construction of the development.
- Measures to prevent the deposition of deleterious material on the public highway during the construction of the development.

The approved Construction Management Plan shall be implemented and adhered to throughout the construction period.

#### **14. Pre-Commencement – Disposal of Foul and Surface Waters**

No development shall take place until a scheme for the disposal of foul and surface waters has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to its first occupation.

#### **15. Pre-Commencement – Noise Mitigation**

No development shall take place until a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority which shall include details of any noise mitigation measures required in line with the Hoare Lea Acoustic Report dated as received 5<sup>th</sup> March 2019. The development shall only be implemented in accordance with the approved mitigation measures and maintained as such for the life of the development.

#### **16. Pre-Commencement – Dust Prevention Measures**

No construction works shall take place until a scheme of dust prevention and mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

#### **17. Flood Risk Assessment**

The development shall be carried out in accordance with the mitigation measures set out in the 'Flood Risk Assessment Land South of Branston Residential Phase 5 Flood Risk Assessment and Drainage Strategy St Modwen Developments Ltd' Revision 1.0 dated 27<sup>th</sup> February 2019 received on 5<sup>th</sup> March 2019 unless otherwise first agreed in writing by the Local Planning Authority. The mitigation measures shall be fully implemented prior to occupation of any dwellings and shall be retained and maintained for the lifetime of the development.

#### **18. Car Charging Points**

Prior to first occupation of the development hereby permitted details of electric vehicle charging points, shall be submitted in writing to and agreed in writing by the Local Planning Authority. The approved electric vehicle

charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime of the development.

#### **19. Wildlife Mitigation Measures**

The development shall be carried out in accordance with the mitigation measures set out in the Preliminary Ecology Appraisal by Cotswold Wildlife Surveys dated February 2019 received 5<sup>th</sup> March 2019 unless otherwise agreed in writing by the Local Planning Authority.

#### **20. Details of Ecological Enhancement Measures**

Prior to first occupation of the development hereby permitted details of ecological enhancement measures (including bird nesting and bat roosting facilities) to be installed on the site shall be submitted and approved in writing by the Local Planning Authority. The approved ecological enhancement measures shall be installed prior to the first occupation of the development and thereafter made available at all times for their designated purposes.

#### **21. Landscaping Implementation**

All planting, seeding or turfing comprised in the approved details of landscaping required under conditions 2 and 6 above shall be carried out in the first planting and seeding season following the first occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

#### **22. Walling and Fencing Implementation**

Any scheme of walling and fencing approved as part of the landscaping scheme required by conditions 2 and 6 above shall be completed prior to the development first being brought into use.

### **Informatives**

#### **1. Engagement**

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

## 2. **Pre-Commencement Conditions**

The conditions identified below require details to be approved before commencement of the development:

Condition Nos. 12, 13, 14, 15, 16, 17.

The condition identified below require details to be approved no later than damp proof course stage of construction:

Condition No. 5

The conditions identified below require details to be approved before occupation of the development:

Condition Nos. 19 and 21.

This means that a lawful commencement of the approved development cannot be made until the particular requirements of these conditions have been met.

As from 6<sup>th</sup> April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timetable should be borne in mind when programming development.

## 3. **Ecological Responsibilities**

The applicant/developer is advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of protected species is found at any point all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

## 4. **Highway Works Agreement**

The conditions requiring off-site highway works 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 sent to the address indicated on the application form or email to [nmu@staffordshire.gov.uk](mailto:nmu@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place to meet any potential timescales.  
<https://www.staffordshire.gov.uk/transport/staffshighways/highwayscontrol/HighwaysWorksAgreement.aspx>

5. **Approval under Section 7**

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. The developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. Swept path analysis for an 11.9m long refuse vehicle should be provided in support of the Section 7 application.

6. **Environment Agency Advice**

The applicant/developer is advised that the existing foul pumping station is not adequate to serve an additional 120 houses and the developers must ensure that the system is suitably enhanced to meet the increased flow to Severn Trent Water's satisfaction.

The above motion was carried to **APPROVE** the application.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		

Councillor Mrs B. Ashcroft did not vote on the application as she had declared a private interest in this application.

At this juncture the Chairman requested a short adjournment.

2. **P/2018/00253 – Outline planning application for residential development (C3), employment uses (B1) (Business), B2 (General Industrial, (B8) (Storage and Distribution)), residential care home (C2) and local centre (A1) (Retail), (A2) (Financial and Professional Services), (A3) (Restaurants and Cafes), (A4) (Drinking Establishments) and (A5) (Hot Food Takeaways), (D1) (Non-residential institutions) with green infrastructure, engineering works and means of access from the A50 and all other matters reserved – Land to the West of Uttoxeter, A50 Bypass, Uttoxeter, Staffordshire ST14 7RB (Ward: Abbey/Heath)**



The above virtual site visit was attended by Councillors E. Barker, Mrs R. Brady, K. J. Bultth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg, S. McGarry, S. McKiernan, C. Sylvester and Mrs B. Toon.

Mrs M. Williams, Parish Councillor, spoke on the application.

Mr C. Timothy, agent for the applicant, spoke on the application.

A proposal was put forward by Councillor G. Hall (seconded by Councillor Mrs B Toon) to **permit** the application.

**Resolved:**

**GRANT OUTLINE PLANNING CONSENT** subject to the following conditions and the completion of a S106 Agreement:

1. **Time Limit for Reserved Matters to be Submitted**

An application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of the permission.

2. **Reserved Matters**

No development shall take place until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:

- a. Appearance
- b. Landscaping
- c. Layout
- d. Scale

The development shall be carried out strictly in accordance with the approved details to the satisfaction of the Local Planning Authority.

3. **Time Limit for Development to Start**

The development hereby permitted shall begun before the expiration of two years from the date of the approval of the last reserved matter(s) to be approved.

4. **Approved Plans**

The development hereby permitted insofar as it relates to the extent of the application site and means of access only shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission.

Site Location Plan Drawing 4348-L-19 Rev E dated as received on 31-03-2020

Demolitions Plan Drawing 4348-L-21 Rev A dated as received on 31-03-2020

Noise Survey and Assessment by SLR Ref 403.03120.00033 Version 2 Feb/2020 dated as received on 05-03-2020

Air Quality Assessment by SLR Ref 403.03120.00033 Version Rev 2  
Feb/2020 dated as received on 05-03-2020

Arboricultural Assessment by FPCR Environment and Design Ltd dated  
February 2020 dated as received on 05-03-2020

Phase 2 Interpretive Report (October 2018) by PJA Ref 02558 dated as  
received on 05-03-2020

Written Scheme of Investigation (September 2014) and Addendum  
(December 2014) by Waterman Energy, Environment & Design Ltd dated  
as received on 06-03-2020

Archaeological Building Record (January 2015) by Waterman Energy,  
Environment & Design Ltd dated as received on 06-03-2020

Archaeological Watching Brief (March 2015) by Wyas Archaeological  
Services dated as received on 06-03-2020

Heritage Desk Based Assessment (June 2013) by Waterman Energy,  
Environment & Design Ltd dated as received on 06-03-2020

Geophysical Survey (November 2014) & (May 2017) by Wyas  
Archaeological Services dated as received on 06-03-2020

Landscape and Visual Appraisal (February 2020) by FPCR Environment  
and Design Ltd dated as received on 06-03-2020

Earthworks Survey (December 2014) by Wyas Archaeological Services  
dated as received on 06-03-2020

Transport Statement (February 2020) by PJA Ref 4729 dated as received  
on 05-03-2020

Updated Transport Statement (May 2020) by PJA Ref 4729 dated as  
received on 11-05-2020

Park Farm Remedial Strategy (January 2020) by PJA Ref 02558 dated as  
received on 05-03-2020

Ecological Appraisal Update Survey Phase 3 (February 2020) by FPCR  
Environment and Design Ltd dated as received on 06-03-2020

## 5. **Details of Materials**

No development shall take place above damp proof course until samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including details of coursing brickwork and roof tiles) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

## 6. **Highways**

The development hereby permitted shall not be commenced until full details of the following have been submitted to and approved in writing by the

Local Planning Authority, which shall thereafter be implemented in accordance with the approved details:

- Layout of site including disposition of buildings and provision of adequate parking, turning and servicing within the site curtilage;
- Vehicular visibility splays from the proposed access points and driveways within the development;
- Means of surface water drainage from all areas intended to remain in private ownership;
- Surfacing materials;
- Street lighting;
- Full road construction including longitudinal sections and a satisfactory means of drainage roads to an acceptable drainage outfall;
- Species of trees and tree pits which are proposed to be located within or adjacent to areas to be put forward for adoption.

## **7. Highways**

Notwithstanding the submitted plan 4348-L-20 Rev A, prior to the submission of any reserved matters application in relation to the proposed development hereby approved, a Master Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted Master Plan shall include the following:

- Movement Framework;
- Connections within the development and to the surrounding area for all modes of transport;
- Connection through the site for all modes;
- Street layout and character including measures to restrain the speeds of vehicles to 20mph in residential areas;
- Parking strategy around the community uses (local centre) including the provision of secure cycle parking facilities for all uses on the site;
- All residential dwellings within 450m of a bus stop;
- Development Phasing.

The Master Plan shall be approved by the Local Planning Authority prior to the approval of any Reserved Matters submission and shall have full regards to the relevant details as may be approved in accordance with the conditions pursuant to Planning Permission P/2020/00253. All Reserved Matters submissions in relation to the development hereby approved shall conform to the principles of the approved Master Plan.

## 8. **Construction Environmental Management Plan**

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and agreed in writing with the Local Planning Authority in consultation with Highways England. The submitted CEMP shall include:

- The routing of all demolition and construction vehicles to and from the site. The measures shall include the phasing of movements to avoid traffic congestion;
- Construction hours;
- The routing of HGV and construction vehicles;
- The parking of vehicles of site personnel, operatives and visitors;
- Arrangements for the loading and unloading of plant and materials;
- Areas of storage for plant and materials used during the construction of the development;
- Measures to prevent the deposition of deleterious material on the public highway during the construction of the development including vehicle wash.

The approved Construction Environmental Management Plan shall be implemented and adhered to throughout the construction period.

## 9. **Disposal of Foul and Surface Waters**

The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

## 10. **Surface Water Drainage Scheme**

No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and Highways England. The design must be in accordance with the overall strategy and key design parameters set out in accordance with the Uttoxeter West FRA Addendum Technical note and associated appendices (PJA, dated February 2020). The design must demonstrate:

- Surface water drainage systems designed in accordance with the national and local standards, including non-statutory technical standards for sustainable urban drainage systems (DEFRA March 2015);
- SuDS design to provide adequate water quality treatment, in accordance with the CIRIA SuDS annual Simple Index Approach and SuDS treatment design criteria.

- Limiting the discharge rate generated by all rainfall events to a level in accordance with the principles outlined in the Uttoxeter West FRA Addendum Technical note and associated appendices (PJA, dated February 2020);
- Detailed design (plant, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 230 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- The proposals to divert the field drain currently flowing south to north through the site to flow from west to east and then to the attenuation basin will need consent to be agreed by the Local Planning Authority in consultation with the Lead Local Flood Authority. This is contrary to point 1.3.5 stating no LLFA or EA permission is required to modify this private ditch.
- Plans illustration flooded areas and flow paths in the event of exceedance of the drainage system. Site layout and levels should provide safe exceedance routes and adequate access for maintenance.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This should include a schedule for required maintenance activities and frequencies, and the contact details for the organisation responsible for carrying out these duties.

#### **11. Noise Mitigation**

Prior to any development on site, including earthworks or construction activity a Construction Noise Mitigation Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be in line with BS 5228-1:2009 + A1:2014 Code of Practice for noise and vibration control on construction and open sites. Part 1: Noise and be implemented throughout the development phase.

#### **12. Dust Prevention and Air Quality**

A Dust Mitigation Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to any earthworks, demolition or construction activity on the development site. The plan shall be in line with the Institute of Air Quality Management (IAQM) Guidance on the assessment of dust from demolition and construction 2014 and once approved shall be implemented throughout the development phase to ensure air quality measures remain effective.

#### **13. Contaminated Land**

No development shall take place until:

1. The remedial measures and the further investigation works detailed by PJA in their report 'Parks Farm Uttoxeter, Remedial Strategy' issued 20<sup>th</sup> January 2020 (Project Code: 02558) should be carried out and completed. This includes further investigation of identified arsenic &

PAH 'hotspots', supplementary ground gas monitoring to inform a zoning plan, and analysis of any imported soils as specified in section 6.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
3. A verification report demonstrating that the remedial measures have been successfully completed out should be completed and submitted to the local planning authority prior to occupation of the completed development.

#### **14. Details of Land/Slab Levels**

No development other than site clearance shall take place until details showing the existing and proposed land levels of the site including spot heights and the finished floor levels, ridge and eaves heights of all buildings hereby permitted with reference to the finished floor levels, ridge and eaves heights of neighbouring buildings shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

#### **15. Noise Assessment**

No development shall take place until a noise assessment reflecting the detailed development layout has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The measures included within the approved Noise Assessment shall be implemented and maintained in perpetuity to ensure noise mitigation measures remain effective.

#### **16. Scheme of Landscaping**

The reserved matters submissions required under condition 2 shall include a scheme of landscaping, including details of any trees and hedges to be retained and how they will be protected during construction, along with details of fencing and walling.

#### **17. Local Centre**

The reserved matters submissions required under condition 2 shall include a mix use local centre no greater than 0.62ha in size and the maximum floor space of any retail unit shall be no greater than 400sqm. The submission should include a schedule for implementation and once approved shall be fully implemented in accordance with the approved details.

#### **18. Garage and Parking Size Requirements**

The reserved matters submissions under condition 2 shall include garages and parking spaces (including disabled parking spaces) which accord with the standards and minimum dimensions set out in the Council's Parking Standards SPD.

## 19. Hours of Operation

The reserved matters submissions under condition 2 shall include details of the hours of operation/opening of the B1, B2 and B8 industrial units and the uses within the local centre.

## 20. M4 (2) Compliance

The reserved matters submissions required under condition 2 shall include a scheme to provide 10% of dwellings on the site to be constructed in accordance with Building Regulation 2010 Standard M4 (2) standards. The development shall be completed to the Building Regulations 2010 Standard M4 (2) before the first occupation of the relevant dwelling unit(s) concerned.

## 21. Weatherproof Cycle Storage

The reserved matters submissions required under condition 2 shall include details of weatherproof cycle storage to be provided prior to the first occupation of any dwelling or commercial premises, which shall thereafter be retained as such for the parking of cycles for the life of the development.

## 22. Travel Plan

No B1, B2 or B8 development shall be occupied until a Workplace Travel Plan has been implemented in accordance with details that must be submitted to and approved in writing by the Local Planning Authority. The Workplace Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by the consent. The Travel Plan shall include targets for modal shift as well as additional measures should those targets be missed.

## 23. Spine Road

Prior to first occupation of any residential or commercial unit (employment or local centre) the spine road through the SUE shall be completed in accordance with the details approved under PA P/2018/00355.

## 24. Surfacing of Parking and Turning Areas

Prior to first occupation of each dwelling hereby granted permission the access, turning and car parking provision to serve that dwelling shall be provided in a bound porous material, and hereafter shall be made available at all times for their designated purposes.

## 25. Noise Mitigation

In order to protect the residential dwellings from environmental noise a scheme of noise mitigation shall be submitted to and agreed by the Local Planning Authority prior to first residential occupation of the site. The

scheme shall meet the required standards for both internal and external areas, in line with BS8233:2014 Guidance on sound insulation in noise reduction for buildings.

#### **26. Electric Vehicle Charging**

Prior to first occupation of the development hereby permitted details of electric vehicle charging points, shall be submitted in writing to and agreed by the Local Planning Authority. The approved electric charging points shall be installed in accordance with the approved details and shall be retained and maintained for the lifetime of the development.

#### **27. Details of Ecological Enhancement Measures**

Prior to first occupation of the development hereby permitted details of ecological enhancement measures (including bird nesting and bat roosting facilities) to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved ecological enhancement measures shall be installed prior to the first occupation of the development and thereafter made available at all times for their designated purposes.

#### **28. Noise**

The Specific Noise of fixed plant associated with commercial activity when measured at the nearest noise-sensitive receptors shall not exceed measured background levels. This shall be assessed in line with BS 4121:2014 + A1:2019 Methods for rating and assessing industrial and commercial sound.

#### **29. Landscaping Implementation**

All planting, seeding and turfing comprised in the approved details of landscaping required under conditions 2 and 17 shall be carried out in the first planting and seeding season following the first occupation of the dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

#### **30. Walling and Fencing Implementation**

Any scheme of walling and fencing approved as part of the landscaping scheme required by condition 17 shall be completed prior to the development first being brought into use.

#### **31. No Working or Storage in the Open**

No working or storage shall take place in the open areas at any B1, B2 and B8 unit unless otherwise agreed in writing by the Local Planning Authority.



## **Informatives**

### **1. Engagement**

During the course of consideration of the proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

### **2. Pre-commencement Conditions**

The conditions identified below require details to be approved before commencement of the development.

Conditions nos. 5 – 15

This means that a lawful commencement of the approved development cannot be made until the particular requirements of these conditions have been met.

As from 6<sup>th</sup> April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

### **3. Ecological Responsibilities**

The applicant/developer is advised that this permission does not absolve them from their responsibilities in relation to protected species. If evidence of protected species is found at any point all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

### **4. Cadent Gas**

Cadent have advised that there are gas pipelines and associated equipment within the vicinity of the application site. The applicants are advised to contact the plan protection team prior to any works commencing on site. Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688588

### **5. Leading Local Flood Authority**

Please refer to SuDS Handbook for further information  
<https://www.staffordshire.gov.uk/environment/FloodRiskManagement/Information-forPlanners-and-Developers.asp>

LLFA can be contacted on [flood.team@staffordshire.gov.uk](mailto:flood.team@staffordshire.gov.uk)

The above motion was carried to **APPROVE** the application.

Those voting for the motion	Those voting against	Those abstaining
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R A Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McGarry		
Councillor S McKiernan		
Councillor Mrs B Toon		

Councillor Mrs B. Ashcroft did not vote on the application as she had declared a private interest in this application.

At this juncture Councillor Ashcroft re-joined the meeting.

118/20 **APPEALS RECEIVED AND DETERMINED**

The Report of Sal Khan, Head of Service regarding appeals received, withdrawn and determined was received and noted.

119/20 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 8<sup>th</sup> June 2020 and 10<sup>th</sup> July 2020 was received and noted.

120/20 **EXCLUSION OF THE PRESS AND PUBLIC**

**Resolved:**

That, in accordance with Section 100(A) (4) of the Local Government Act, 1972, the Press and Public be excluded from the Meeting during discussion of the following items it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that there would be disclosed exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Act indicated in brackets before each item number on the Agenda:

**PRIVATE MINUTES**

**ENFORCEMENT SCHEDULE**

121/20 **PRIVATE MINUTES**

The Private Minutes of the meeting held on 23<sup>rd</sup> June 2020 were approved and signed as a correct record.

122/20 **ENFORCEMENT SCHEDULE**

The Report of Sal Khan, Head of Service regarding the enforcement schedule was received and noted.

An opportunity for questions followed.

Noted.

**Chairman**