

## **Planning Committee - Tuesday 28<sup>th</sup> July 2020**

### **Update Report of the Head of Service**

**This Update Report has been checked on behalf of Legal Services by Sherrie Grant**

#### **Item 5.1**

**Application No: P/2019/00258**

**Branston Leas (Phase 5) Land South of, Lichfield Road, Branston, DE14 3EQ**

**Outline application for erection of up to 120 dwellings and associated works including details of access (Phase 5)**

#### **Additional Submissions/Information**

One response has been received from a local resident who originally objected to the proposal as set out in the Committee report. The detailed comments state:

*I don't have a particular opposition to the development per se. What I have concern about is the construction traffic accessing all these building sites via the main village centre.*

*I believe when planning went in it was going to be the first phase and then there would be access from the A38.*

*I would just like to know when this is supposedly happening, as currently there are builder's cars lining Acacia lane which makes driving down it problematic and dangerous.*

#### **Officer Comment**

In terms of this proposal, condition 13 requires a construction management plan to be submitted prior to the commencement of any works on site. This shall include details of:

- 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 of the development. The County Highway Authority have confirmed that it is expected that construction traffic should avoid Branston Village and enter the site through the A38 junction to the South, this will be secured through the Construction Management Plan which shall include details of where construction workers/ site operatives shall park. Again, parking pressure on Acacia Lane and Branston Village will be given full consideration in the discharge of this condition.

Presently, the construction traffic in relation to the phases of the Land South of Branston SUE currently under construction are routed from the new A38 junction to the South of the development, avoiding Branston village to the North. This is in accordance with details controlled under construction management plans approved under various phases of the development.

The issue relating to builders cars being parked in Acacia Lane within Branston Village has been raised with the applicant and the Enforcement Officer has been made aware.

## **RECOMMENDATION**

No change to the officer recommendation

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## Item 5.2

**Application No: P/2020/00253**

**Land to the West of Uttoxeter, A50 Bypass, Uttoxeter, Staffordshire, ST14 7RB**

**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 associated green infrastructure, engineering works and means of access from the A50 and all other matters reserved.**

Please note paragraph 1.7 in the Executive Summary relating to the S106 Contributions includes reference to Travel Plan Monitoring and the provision of Public Transport. Following further consultation with SCC Highways these two items were removed from the proposed S106 Agreement as detailed in the body of the report at paragraphs 10.9 and 10.10. SCC Highways consider that these two items were sufficiently covered in the S106 Agreement on the original outline consent for the SUE and it is not necessary to include in the new S106 Agreement in respect of this application.

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