

**TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PERMISSION FOR DEVELOPMENT**

Date valid application received: 20/08/2014

Application No: P/2014/01012

Name and address of Agent

Name and address of Applicant

C T Planning
Trafalgar House
20a Market Street
Lichfield
Staffordshire
WS13 6LH

Mr & Mrs A Fox
c/o CT Planning

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **PERMITS**:

**Outline application for the erection of up to 6 dwellings with all matters reserved
Proposed Residential Development, Land to the West of Lichfield Road, Abbots Bromley,
Staffordshire**

in accordance with the submitted documents and plans and subject to the conditions(s) specified hereunder:

- 1 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 this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990.

- 2 No development shall take place until plans and particulars of the layout, scale and appearance of the building(s) to be erected, the means of access to the site 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.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

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

Reason: To conform with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:

Drawing No.s:

4163.99 - 1:1250 Location Plan dated as received on 4th August 2014.

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Saved Policies BE1 and T1, the East Staffordshire Design Guide, and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

- 5 No development shall take place until samples and details of all materials to be used externally including details of coursing of brickwork, roof tiles, windows, rainwater goods, eaves and verge detailing, chimneys and hard surfacing 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.

Reason: To safeguard the character and appearance of the buildings and its surroundings in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

- 6 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.

Reason: To ensure adequate drainage facilities are provided to serve the development to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution as recommended by Severn Trent Water Limited in accordance with the National Planning Policy Framework.

- 7 No development shall take place, and no site works related to the development hereby approved shall be carried out, until details of all slab levels and any regrading proposed to the site 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.

Reason: To ensure that the development does not adversely affect the amenities of adjoining properties and the character or appearance of the area in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

- 8 No development shall take place until details of the siting and design, including materials and finish, of a bin presentation point have been submitted to and approved in writing by the Local Planning Authority. The bin presentation point shall be erected prior to the occupation of any of the dwellings hereby permitted and shall thereafter be retained for the life of the development.

Reason: In the interests of highway safety and to safeguard the amenities of the area in accordance with Saved Policies T1 and BE1 of the East Staffordshire Local Plan.

- 9 No development shall take place until details of highway construction works, including improvements to the existing access and the provision of a footway, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of any of the dwellings.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Saved Policy T1 and the National Planning Policy Framework.

- 10 No development shall take place until a Construction Management Plan including details of parking of vehicles for site personnel, operatives and visitors, loading and unloading of plant and materials, and storage area of plant and materials used during construction has been submitted to and approved in writing by the Local Planning Authority. The construction phase of the development shall thereafter only be carried out completed in accordance with the approved details.

Reason: As recommended by the Highway Authority and in the interests of highway safety, and the amenities of the occupiers of neighbouring properties in accordance with East Staffordshire Local Plan Saved Policies BE1 and T1, and the National Planning Policy Framework (particularly Paragraph 17).

- 11 No development shall take place until details of ecological enhancement measures including bird nesting and pond restoration measures to be installed on the site have been 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 any of part of the development and thereafter made available at all times for their designated purposes.

Reason: To safeguard protected species and their habitats in accordance with the National Planning Policy Framework (particularly Paragraph 17 and Section 11).

- 12 No development shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing:

a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration in accordance with Paragraphs 120 and 121 of the National Planning Policy Framework.

- 13 Prior to the first occupation of any of the dwellings hereby granted permission the access, parking and turning areas approved as part of any future reserved matters application(s) shall be provided in a bound material in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and thereafter shall be made available at all times for their designated purposes.

Reason: As recommended by the Highway Authority in the interests of highway safety, and to ensure porous materials are used where appropriate to reduce the risk of flooding in accordance with East Staffordshire Local Plan Saved Policy T1 and the National Planning Policy Framework (particularly Section 10).

- 14 All existing trees and hedges shown as being retained on the plans hereby approved shall be protected by 1m high chestnut fencing (set at least 2m away from the protected trees or hedges). Such fencing shall be erected before development commences and shall be retained at all times whilst construction work is taking place.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with the National Planning Policy Framework (particularly Section 11).

- 15 All planting, seeding or turfing comprised in the approved details of landscaping 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.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome in the interests of the visual amenities of the locality and occupiers of adjacent buildings and in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

- 16 Any scheme of walling and fencing approved as part of any reserved matters application(s) shall be completed prior to the development first being brought into use.

Reason: To safeguard the visual amenities of the area and the amenities of occupiers of adjoining properties in accordance with East Staffordshire Local Plan Saved Policies BE1 and H6, and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

- 17 The development shall only be carried out in accordance with the recommendations of the Ecology Appraisal (Ref: P22.T28.14) dated 2nd July 2014, including the installation of bird boxes and the restoration of the pond, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species and their habitats in accordance with the National Planning Policy Framework (particularly Section 11).

- 18 All new windows shall (unless otherwise agreed in writing by the Local Planning Authority) be set back from the outer face of the wall by a minimum of 50mm;

Reason: To safeguard the character and appearance of the buildings and its surroundings in accordance with East Staffordshire Local Plan Saved Policy BE1, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7 and Paragraph 17).

Informative(s)

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

Condition Nos. 5 to 12.

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 6th 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 £97 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. If you wish to pay by credit or debit card (1.6% administration charge for credit cards) 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 timescale should be borne in mind when programming development.

- 2 The applicant is advised to contact the Local Planning Authority to discuss the design of the scheme prior to the submission of any formal application.
- 3 The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which 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 secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraphs 186 and 187 of the National Planning Policy Framework.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 21st October 2014

Signed



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