

**TOWN AND COUNTRY PLANNING ACT 1990  
APPROVAL OF RESERVED MATTERS**

Date valid application received: 21/04/2017

Application No: P/2017/00426

Name and address of Agent

Name and address of Applicant

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**EAST STAFFORDSHIRE BOROUGH COUNCIL** in pursuance of powers under the above mentioned Act hereby **APPROVES** the following matters which had been reserved for later approval on the grant of outline planning permission ref: P/2013/00882 dated 13 November 2015.

**Reserved Matters application relating to P/2013/00882 for the erection of 119 dwellings including 18 affordable units, together with drainage, landscaping and highways infrastructure and including details of appearance, landscaping, layout and scale (Phase 1C)  
Land to the West of Uttoxeter, A50 Bypass, Uttoxeter, ST14 7PG**

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

- 1 The development on Phase 1C hereby permitted shall be carried out in accordance with the following approved plans/documents subject to compliance with other conditions of this permission:

UTT-LOC-01 dated as being received on 3 April 2017  
UTT-LAY-01 Rev R dated as being received on 18 August 2017  
UTT-BOUND-04 Rev G dated as being received on 17 August 2017  
UTT-MAT-05 Rev C dated as being received on 28 July 2017  
P17-0233-01 Rev C dated as being received on 26 July 2017  
P17-0233-02 Rev D dated as being received on 21 August 2017  
P17-0233-02 Rev D dated as being received on 21 August 2017  
P17-0233-02 Rev D dated as being received on 21 August 2017  
4348-A-07 Rev B dated as being received on 21 August 2017  
BWM-P-APT-01B dated as being received on 17 August 2017  
BWM-P-APT-02A dated as being received on 17 August 2017  
BWM-P-APT-03A dated as being received on 17 August 2017  
BWM-P-APT-04A dated as being received on 17 August 2017  
BWM-P-APT-05B dated as being received on 17 August 2017  
BWM-P-APT-06A dated as being received on 17 August 2017  
BWM-P-APT-07A dated as being received on 17 August 2017  
BWM-P-APT-08A dated as being received on 17 August 2017  
BWM-P-ACA-01A dated as being received on 19 April 2017  
BWM-P-ACA-03 dated as being received on 19 April 2017

BWM-P-ACA-02A dated as being received on 19 April 2017  
BWM-P-ACA-04 dated as being received on 19 April 2017  
BWM-P-ALD-01A dated as being received on 21 April 2017  
BWM-P-ALD-03 dated as being received on 19 April 2017  
BWM-P-ALD-02A dated as being received on 19 April 2017  
BWM-P-ALD-04 dated as being received on 19 April 2017  
BWM-P-ALM-01A dated as being received on 19 April 2017  
BWM-P-ALM-02 dated as being received on 19 April 2017  
BWM-P-ALM-10 dated as being received on 26 July 2017  
BWM-P-ALM-11 dated as being received on 26 July 2017  
BWM-P-CHE-02A dated as being received on 19 April 2017  
BWM-P-CHE-04 dated as being received on 19 April 2017  
BWM-P-CHE-01A dated as being received on 19 April 2017  
BWM-P-CHE-03 dated as being received on 19 April 2017  
BWM-P-CHE-11 dated as being received on 26 July 2017  
BWM-P-CHE-10 dated as being received on 26 July 2017  
BWM-P-JAP-01A dated as being received on 19 April 2017  
BWM-P-JAP-03 dated as being received on 19 April 2017  
BWM-P-JAP-02A dated as being received on 19 April 2017  
BWM-P-JAP-04 dated as being received on 19 April 2017  
BWM-P-LAR-01A dated as being received on 19 April 2017  
BWM-P-LAR-03 dated as being received on 19 April 2017  
BWM-P-LAR-02A dated as being received on 19 April 2017  
BWM-P-LAR-04 dated as being received on 19 April 2017  
BWM-P-LIL-01A dated as being received on 17 August 2017  
BWM-P-LIL-03 dated as being received on 17 August 2017  
BWM-P-LIL-02A dated as being received on 17 August 2017  
BWM-P-LIL-04 dated as being received on 17 August 2017  
BWM-P-MAG-01A dated as being received on 19 April 2017  
BWM-P-MAG-02 dated as being received on 19 April 2017  
BWM-P-MAP-01A dated as being received on 19 April 2017  
BWM-P-MAP-02 dated as being received on 19 April 2017  
BWM-P-SO2+-01A dated as being received on 19 April 2017  
BWM-P-SO2+-02 dated as being received on 19 April 2017  
BWM-P-SO2+-12 dated as being received on 26 July 2017  
BWM-P-SO2+-03 dated as being received on 23 June 2017  
BWM-P-SO2+-10 dated as being received on 26 July 2017  
BWM-P-SO2+-11 dated as being received on 26 July 2017  
BWM-P-SO3-01A dated as being received on 19 April 2017  
BWM-P-SO3-02 dated as being received on 19 April 2017  
BWM-P-SO3-03 dated as being received on 23 June 2017  
BWM-P-SO9-01A dated as being received on 19 April 2017  
BWM-P-SO9-02A dated as being received on 19 April 2017  
BWM-P-SO17-10 dated as being received on 26 July 2017  
BWM-P-WAL-01A dated as being received on 19 April 2017  
BWM-P-WAL-02 dated as being received on 21 April 2017  
BWM-P-SHE-01 dated as being received on 17 August 2017  
SG/1 dated as being received on 19 April 2017  
SG/2 dated as being received on 19 April 2017  
TG/1 dated as being received on 19 April 2017  
TG/2 dated as being received on 19 April 2017  
DG/1 dated as being received on 19 April 2017

DG/2 dated as being received on 19 April 2017  
17112 dated as being received on 3 August 2017

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, ecological interests, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highways in accordance with East Staffordshire Local Plan Policies SP24, SP29, SP35, DP1 and DP3, the East Staffordshire Design Guide, and the National Planning Policy Framework.

- 2 No dwelling hereby permitted shall be occupied until the parking and turning areas for that dwelling have been provided in accordance with the approved details. The parking and turning areas shall thereafter be retained at all times for their designated purposes.

Reason: As recommended by the Highway Authority in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35 and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the garage accommodation/parking space(s) provided in connection with the development hereby approved shall be made available at all times for the parking of vehicles and cycles in relation to the residential use of the premises unless planning permission for any alternative use has first been granted by the Local Planning Authority.

Reason: To ensure adequate off-street parking exists to serve the development to avoid vehicles parking on the adjoining road and obstructing the free flow of movement of traffic in the interests of highway safety in accordance with East Staffordshire Local Plan Policy SP35.

- 4 The provision of waterproof cycle shelters to those dwellings without garaging shall be undertaken in accordance with the approved plans (listed at condition 1 above) before the dwelling(s) concerned is/are first occupied. Once provided the cycle shelters shall be made available at all times for the parking of cycles.

Reason: As recommended by the Highway Authority to promote sustainable forms of transport in accordance with East Staffordshire Local Plan Policy SP35 and the National Planning Policy Framework (particularly Section 4).

- 5 Any soakaways to serve the development shall be sited a minimum distance of 5.0 metres back from the edge of the highway.

Reason: As recommended by the Highway Authority in the interests of highway safety, and to reduce the risk of flooding in accordance with East Staffordshire Local Plan Policy SP27 and the National Planning Policy Framework (particularly Section 10).

- 6 The new tree planting on the main route through the site (the 'link road') shall be of heavy standard or semi-mature specimens in accordance with the approved plans (listed at condition 1 above).

Reason: To ensure that an approved landscaping scheme is implemented in a diligent way in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

- 7 The planting mix to the new hedgerow to be planted to the eastern boundary shall only incorporate species that are non-poisonous to horses in accordance with the details shown on the approved plans (listed at condition 1 above).

Reason: To ensure that the approved landscaping scheme is implemented in a way that has due regard to the use of the adjoining lands for the keeping of horses.

- 8 The new hedgerow to the eastern boundary and infill planting to the existing hedgerow to the northern boundary shall be planted in the first planting season (November 2017 - March 2018) in accordance with the details shown on the approved plans (listed at condition 1 above). All other 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 building(s) 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 the approved landscaping scheme is implemented in a speedy and diligent way, including providing immediate mitigation for the loss of existing mature hedgerows, and that any initial plant losses are overcome in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

- 9 The construction phase of the development shall be undertaken in accordance with the GCN Construction Phase Precautionary Method Statement of FPCR (August 2017) dated as being received on 18 August 2017.

Reason: To provide for mitigation measures in relation to protected species in accordance with East Staffordshire Local Plan Policy SP29, and the National Planning Policy Framework.

- 10 Security fencing to a height of 1.8 metres shall be provided to the pumping station compound before the pumping station is first brought into use.

Reason: To provide for the safety of residents in accordance with East Staffordshire Local Plan Policy DP3 and the National Planning Policy Framework (particularly Paragraph 17).

- 11 The pedestrian linkages to the Children's Play Area shall be provided in accordance with the approved phasing scheme detailed on drawing No. UTT-FLDP (dated as being received on 18 August 2017).

Reason: In the interests of future residential amenities and in accordance with East Staffordshire Local Plan Policies SP24, SP32 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

- 12 Prior to the first occupation of any dwelling house precise details of the bin stores/bin collection points shall be submitted to and approved in writing by the Local Planning Authority. The approved bin stores/bin collection points shall be provided for the dwelling(s) they serve before the dwelling(s) concerned is/are first occupied.

Reason: In the interests of the visual amenities of the locality and in the interest of residential amenities and in accordance with East Staffordshire Local Plan Policies SP24 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

- 13 Prior to the commencement of construction works on any of the dwellings hereby approved a scheme for the provision of chimney stacks to 25 per cent of the detached dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved plans.

Reason: In the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework (particularly Section 7).

### **Details Approved under Conditions:**

#### **The following Conditions have yet to be complied with:**

#### **Informative(s)**

- 1 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 Paragraphs 186 and 187 of the National Planning Policy Framework.
- 2 The Conditions of outline planning permission ref: P/2013/00882 addressed by the Reserved Matters are as follows:  
Condition 2 (in part): being 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 insofar as it relates to Phase 1c  
The pre-commencement element of Conditions 6, 7, 9, 10, 12 and 20 (in part) i.e. insofar as they relate to Phase 1c only.  
  
The pre-commencement element of the following conditions (in part) have yet to be complied with for Phase 1c: Conditions 8, 11, 13, 16, 18, 23, 25, 32 and 33.
- 3 The conditions identified below of this reserved matters approval respectively require details to be approved before the prior occupation of dwelling houses and before the commencement of the construction works on the dwelling houses.

Condition Nos. 12 and 13

This means that a lawful commencement of the approved development/works 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.

- 4 It is recommended by the County Ecologist that 'Newt friendly' kerbs be provided to highways within vicinity of the pond (on the adjacent paddock area to the east of the application site).
- 5 You are advised to contact the Borough Council's Waste Management Section in relation to provision of bins/communal bins.
- 6 It is recommended that at least 10% of the dwellings on the site should have ground floor accommodation that meets Building Regulations 2010 Standard M4(3).
- 7 The County Highway Authority advise that when details are submitted to the highway authority for Section 7/Section 38 approval under the Highways Acts that they should provide where necessary for interceptors to private drives.
- 8 You are advised that the Construction Management Plan for Phase 1C required to be submitted and approved by the Local Planning Authority under condition 23 of the outline planning permission ref: P/2013/00882 should provide for the route(s) of public rights of way to be kept free of vehicles associated with construction works at the site.

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 25 August 2017

Signed



## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- In the case where we refuse planning permission or grant it subject to conditions decision if you want to appeal then you must do so within 6 months of the date of this notice. (Unless the application is for a minor commercial application, please see the criteria for a minor commercial application below). In the case where we refuse planning permission or grant it subject to conditions for a minor commercial application, if you want to appeal against your decision then you must do so within 12 weeks of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### Minor Commercial Development Uses

#### Shops

1. Use for all or any of the following purposes—
  - (a) for the retail sale of goods other than hot food,
  - (b) as a post office,
  - (c) for the sale of tickets or as a travel agency,
  - (d) for the sale of sandwiches or other cold food for consumption off the premises,
  - (e) for hairdressing,
  - (f) for the direction of funerals,
  - (g) for the display of goods for sale,



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- (h) for the hiring out of domestic or personal goods or articles,
- (i) for the washing or cleaning of clothes or fabrics on the premises,
- (j) for the reception of goods to be washed, cleaned or repaired,
- (k) as an internet café, where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet, where the sale, display or service is to visiting members of the public.

### **Financial and professional services**

#### **2. Use for the provision of—**

- (a) financial services,
- (b) professional services (other than health or medical services), or
- (c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

### **Restaurants and cafes**

#### **3. Use for the sale of food and drink for consumption on the premises.**

### **Drinking establishments**

#### **4. Use as a public house, wine-bar or other drinking establishment.**

### **Hot food takeaways**

#### **5. Use for the sale of hot food for consumption off the premises.”**

