

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in a virtual environment on Tuesday 23rd February 2021.

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. McKiernan, C. Sylvester and Mrs B. Toon.

Officers Present:

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

An apology for absence was received from Councillor S. McGarry.

164/21 **DECLARATIONS OF INTEREST**

There were no declarations of interest at the commencement of the meeting.

165/21 **MINUTES**

The Minutes of the meeting held on 19th January 2021 were approved and signed as a correct record.

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 B Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G H Lamb		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		

166/21 **URGENT BUSINESS**

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

APPLICATIONS FOR PLANNING PERMISSION**1. P/2020/01361 – Substitution of house types on Plots 29 & 30, 71 to 74, 76 & 78 to 83 Land to the South of Forest School Street, Rolleston on Dove, Staffordshire DE13 9AZ (Ward: Rolleston on Dove)**

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

Mr T. Hunt, a member of the public, spoke on the application.

Mr C. O'Hanlon, the applicant, spoke on the application.

Discussions took place.

A motion was put forward by Councillor Ms A. Legg (seconded by Councillor G. Hall) for an informative for the swift bricks to be fitted within the proposed new dwellings. Members agreed to delegate the wording to the planning officers.

Voting concerning the above decision was as follows:

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

Further discussions took place.

A motion was put forward by Councillor Mrs V. Gould (seconded by Councillor G. Hall) to approve the application.

Resolved:

To **APPROVE**, subject to the following conditions:

1. Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of the permission.

2. Plan Numbers

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

Drawing No's:

RM-LOC-01 Rev A Location Plan dated as received 10 December 2020
17073 2000 Rev V Proposed Site Layout dated as received 30 November 2020
17073 2003 Rev R Boundary Treatment Layout dated as received 30 November 2020
RM-EVCP-01 Rev A Electronic Vehicle Charging Points dated as received 30 November 2020
17073 2004 Rev M Materials Layout dated as received 30 November 2020
17073 2500 Rev B Building Storey Height Plan dated as received 30 November 2020
GL0883 01D Soft Landscaping Proposals Sheet 1 of 3 dated as received 30 November 2020
GL0883 02D Soft Landscaping Proposals Sheet 2 of 3 dated as received 30 November 2020
GL0883 03D Soft Landscaping Proposals Sheet 3 of 3 dated as received 30 November 2020
ENG_001 Engineering Layout FFL's dated as received 14 December 2020
17073 ARK-29-01 Arkwright Housetype Plot 29 OPP dated as received 30 November 2020
17073 ARK-30-01 Arkwright Housetype Plot 30 AS dated as received 30 November 2020
17073 ARK-73-01 Arkwright Housetype Plot 73 AS dated as received 30 November 2020
17073 ARK-74-01 Arkwright Housetype Plot 74 OPP dated as received 30 November 2020
17073 ARK-79-01 Arkwright Housetype Plot 79 OPP dated as received 30 November 2020
17073 ARK-83-01 Arkwright Housetype Plot 83 OPP dated as received 30 November 2020
LUT-72-01 Luthier Housetype Plot 72 AS dated as received 30 November 2020
LUT-80-01 Luthier Housetype Plot 80 AS dated as received 30 November 2020
LUT-71-01 Luthier Housetype Plot 71 OPP dated as received 30 November 2020
LUT-81-01 Luthier Housetype Plot 81 OPP dated as received 30 November 2020
REE-76-78-01 Reedmaker Housetype Plot 76 & 78 AS dated as received 30 November 2020
REE-82-01 Reedmaker Housetype Plot 82 OPP dated as received 30 November 2020
Design and Access Statement dated as received 30 November 2020

3. **Materials**

The development shall be carried out in accordance with the 17073 2004 REV M Materials Layout dated 30th November 2020 unless otherwise agreed in writing with the Local Planning Authority.

4. **Drainage**

No development hereby approved 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.

5. **Landscaping Implementation**

Prior to the first occupation of any dwelling, the approved landscaping/planting for that respective plot set out on the plans listed under Condition 2 shall be carried out in accordance with the approved plans. 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 other of similar size and species unless the Local Planning Authority gives written consent to any variation.

6. **Boundary Treatments**

Prior to the first occupation of any dwelling hereby approved, the boundary treatments for the respective plot as set out in the plans listed under Condition 2 shall be erected in accordance with the approved plans and thereafter shall be retained/replaced as such for the life of the development except in the case of any changes to visibility splays.

7. **Parking and Turning Areas to be Provided**

Prior to the first occupation of any dwelling hereby approved, the driveways, parking spaces and turning areas associated with the respective plot shall be provided in a bound material in accordance with the approved plans listed under Condition 2, The parking and turning areas shall thereafter be made available at all times for their designated purposes.

8. **Electric Vehicle Charging Points to be Provided**

Prior to first occupation of any dwelling hereby approved, the approved electric charging points as indicated on drawing number RM-EVCP-01 Rev A Electronic Vehicle Charging Points dated as received 30th November 2020 shall be installed and retained as such for the life of the development.

9. **Garages to be Retained for Parking**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the approved garage accommodation/parking spaces provided in connection with the development shall be made available at all times for the parking of vehicles 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.

Informatives

1. Standard Engagement

The Local Planning Authority has taken a positive approach to decision-taking in respect of the 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 paragraph 38 of the National Planning Policy Framework.

2. Pre Commencement

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

Condition No. 4

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 conformation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee is 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 endeavour to discharge all conditions within 21 days of receipt of written requests, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3. Refuse Receptacles

The developer will be required to provide appropriate external storage containers for refuse and recycling collection (in accordance with the Council's specification).

The developer must ensure that all containers are provided to residents prior to occupation and prior to the commencement of the Council's collection service. A detailed specification of all container types may be obtained from the Environment section.

4. An informative relating to Swift Bricks (specific wording to be delegated to Officers)

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft	Councillor E Barker	

Councillor B Brady	Councillor R Faulkner	
Councillor K Builth	Councillor S McKiernan	
Councillor Mrs V Gould	Councillor Mrs B Toon	
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor C Sylvester		

2. **P/2020/00325 – Construction of raised plateau and compensatory floodplain storage - Land adjacent to 97 Station Road, Rolleston on Dove DE13 9AB (Ward: Rolleston on Dove)**

This application was withdrawn prior to the meeting for further consultations to take place.

3. **P/2020/00649 – Retention of land used as a camping field along with siting of toilet and shower block – Cock Inn, Hanbury Hill, Hanbury, Burton upon Trent (Ward: Hanbury)**

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

Mrs K. Bailey and Mrs L. Herrero, members of the public, spoke on the application.

Mrs J. Harrison, the applicant, spoke on the application.

Councillor P. Hudson, Ward Member, spoke on the application.

Discussions took place.

A motion was put forward by Councillor K. Builth (seconded by Councillor Mrs B. Ashcroft) to permit the application.

Resolved:

PERMIT subject to the following conditions:

1. **Approved Plans/Documents**

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

Drawing No. STA-053-01 Rev G (dated as received on 3rd December 2020)
ST Architecture and Design 'Management Plan: Camp Site at the Cock Inn, Hanbury' (dated as being received on 4th December 2020).

2. **Material Finishes to the Shower/Toilet Block**

The toilet and shower blocks hereby approved shall be clad/re-clad in timber with a stain finish in accordance with the details shown on the approved plans (listed at Condition 1 above) within 56 days of the date of the permission.

3. **Marking Out of 'No Parking Area' to Vehicular Access from the Public House Car Park**

The 'no parking area' shall be marked out to the gated access to the application site from the public house car parking area in accordance with the details shown on the approved plans (listed at Condition 1 above) within 56 days of the date of the permission. Once provided the 'no parking area' shall be maintained and retained free of vehicles or any other obstructions at all times during the lifetime of the development.

4. **Boundary Treatments to the Application Site/Public Right of Way**

Within 28 days of the date of the permission a scheme for the provision of boundary treatments to the application site and to the public right of way that crosses the site shall be submitted for a written approval of the Local Planning Authority. The boundary treatments to the application site and to the public right of way shall be implemented with 28 days of the written consent in strict accordance with the approved scheme and once provided shall be maintained and retained in situ at all times during the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

5. **Provision of Waste Bins/Recycling Facilities**

Within 28 days of the date of the permission a scheme for the provision of waste bins/recycling facilities on the site shall be submitted for the written consent of the Local Planning Authority. The waste bins/recycling facilities scheme shall be implemented within 28 days of the written consent in strict accordance with the approved scheme and once provided shall be maintained and retained as being available at all times during the lifetime of the development.

6. **Site Only to be Operated in association with the Operation of the Public House (by the named applicants)**

The camping/caravan use on the application site hereby permitted shall solely be operated by the applicants in association with their operation of the Cock Inn as a public house facility and not as an independent or separate use/business at any time during the lifetime of the development. The use of the land as a caravan/camping site shall cease immediately upon any cessation of the operation by the applicants of the Cock Inn as a public house facility.

7. **Operation of the Site in line with Site Management Document**

Unless otherwise required by another condition of the permission the camping/caravan site shall be operated in accordance with the ST Architecture and Design 'Management Plan: Camp Site at the Cock Inn,

Hanbury' (dated as received on 4th December 2020) and therefore no visitors shall arrive at the site outside the hours of 9am and 8pm and the gates to the site shall be locked between the hours of 10pm and 8am (other than for the purpose of any reasonable emergency access/egress.

8. Maximum Occupation of a Caravan/Tent Pitch

Any tent or caravan pitch on the application site hereby permitted shall only be occupied by the same vehicle/party(s) for a maximum of 14 days in any calendar month.

9. Maximum Number of Caravans/Tents

No more than 5 no. caravans and 20 no. tent pitches shall be accommodated on the application site at any one time. The operator shall maintain a log of all caravan/tent pitch occupancies for the site (including the number of days any pitch is occupied by a single party) which shall be made available for inspection at 48 hours notice by the Local Planning Authority upon written request at any reasonable time.

10. Vehicular Access

The site shall solely have vehicular access via the public house car parking area as shown on the approved plans (listed at Condition 1 above) and no other access to the site shall be made/constructed at any time.

11. Control of Lighting Units

No lighting units shall be installed at the site unless details for their provision have first been submitted and approved in writing by the Local Planning Authority.

12. Removal of Toilet and Shower Block upon Cessation of Camping/Caravan Site Use

Upon any cessation of the use of the land as a caravan/camping site the toilet and shower blocks shall be removed from the land within 56 days of that cessation and the land is reinstated to its original condition.

13. Temporary Permission for 12 Months

The use of the land hereby permitted as a caravan/camping site shall cease and the toilet and shower block shall be removed from the land and the land reinstated to its original condition within 12 months of the date of the permission unless further application for planning permission is granted by the Local Planning Authority.

14. Foul and Surface Water Drainage

Within 56 days of the date of the permission a scheme 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 application site is used (again) for the siting of tents and caravans.

Informatives

1. 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. The applicant is reminded to ensure that the public right of way that crosses the site is kept free of obstruction at all times having regard to the advice of Staffordshire County Council Public Rights of Way Officer.
3. The applicant/developer is advised that the proposed site would also require a caravan site licence under the Caravan Sites and Control of development Act 1960 and Mobile Homes Act 2013.
4. The applicant/developer is advised that the permission relates solely to approval under the Planning Acts and they are reminded that this does not override or replace any requirements under other legislation.

Voting concerning the above decision was as follows:

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

4. **P/2020/00857 – Reserved Matters application relating to P/2012/01467 for the erection of 190 dwellings and associated garaging and bin/cycle store, new vehicular access off Shobnall Road, public open space, public right of way connections and associated works including details of access, appearance, landscaping, layout and scale – Lawns Farm, Shobnall Road, Shobnall, Burton upon Trent, Staffordshire (Ward: Shobnall and Branston)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. Bulth, R. Faulkner, Mrs V. Gould, G. Hall, G. Lamb, Ms A. Legg,

S. McKiernan, C. Sylvester and Mrs B. Toon.

Mrs J. Dickson, a member of the public, spoke on the application.

Mr S. Wells, agent for the applicant, spoke on the application.

A motion was put forward by Councillor Ms A. Legg (seconded by Councillor G. Hall) for an informative to be added to the application regarding hedgehog highway to protect them. Members agreed to delegate the wording to the planning officers.

Voting concerning the above decision was as follows:

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

A further motion was put forward by Councillor G. Lamb (seconded by Councillor S. McKiernan) for an informative to be added to the application regarding the restriction of delivery and construction vehicles during school in and out times. Members agreed to delegate the wording to the planning officers.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor B Ashcroft		
Councillor E W Barker		
Councillor B Brady		
Councillor K Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor G Hall		
Councillor G Lamb		
Councillor Ms A Legg		

Councillor S McKiernan		
Councillor C Sylvester		
Councillor Mrs B Toon		

A motion was put forward by Councillor K. Builth (seconded by Councillor Mrs B. Ashcroft) to permit the application.

Resolved:

APPROVE RESERVED MATTERS, subject to the following conditions:

1. **Approved Plans**

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

Site Location Plan Drawing P17-1756-07C dated as received on 12-02-2021
 Planning Layout Drawing P17-1756 04N dated as received on 12-02-2021
 Tenure Plan Drawing P17-1756 12N dated as received on 12-02-2021
 Parking Plan Drawing P17-1756 22N dated as received on 12-02-2021
 Boundary Treatment Plan Drawing P17-1756 14N dated as received on 12-02-2021

Materials Distribution Plan Drawing P17-1756 13N dated as received on 12-02-2021

Presentation Layout Drawing P17-1756 06N dated as received on 12-02-2021

Proposed Street Scene Drawing P17-1756 20D dated as received on 12-02-2021

Soft Landscaping Plan 1 of 3 Drawing 20-037-01D dated as received on 12-02-2021

Soft Landscaping Plan 2 of 3 Drawing 20-037-02D dated as received on 12-02-2021

Soft Landscaping Plan 3 of 3 Drawing 20-037-03D dated as received on 12-02-2021

Proposed Single Garage Details Drawing P17-1756 24 dated as received on 03-09-2020

Proposed Twin Garage Details Drawing P17-1756 25 dated as received on 03-09-2020

Proposed Cycle/Bin Store Drawing P17-1756 26 dated as received on 03-09-2020

Drainage Strategy Drawing B18480-210 P3 dated as received on 15-02-2021

Proposed Block Plan and Split Level Units Drawing P17-1756 22C dated as received on 12-02-2021

Proposed Site Sections Drawing P17-1756 23B dated as received on 12-02-2021

House Type Portfolio Ref P17-1756 19 Rev I dated as received on 12-02-2021 including details of the following:

- House Type 1 Plans and Elevations
- House Type 1 Handed Plans and Elevations
- House Type 2 Plans and Elevations
- House Type 2 Handed Plans and Elevations
- House Type 3 Plans and Elevations
- House Type 4 Plans and Elevations

- House Type 4 Handed Plans and Elevations
- House Type 5 Plans and Elevations
- House Type 5R Plans and Elevations
- House Type 5R Handed Plans and Elevations
- House Type 6 Plans and Elevations
- House Type 6R Plans and Elevations
- House Type 6R Handed Plans and Elevations
- House Type 6.1 Plans and Elevations
- House Type 6.1 Handed Plans and Elevations
- House Type 6.1 Detached Plans and Elevations
- House Type 7 Plans and Elevations
- House Type 7 Handed Plans and Elevations
- House Type 8 Plans and Elevations
- House Type 8 Handed Plans and Elevations
- House Type 9 Plans and Elevations
- House Type 9 Handed Plans and Elevations
- House Type 10 Plans and Elevations
- House Type 10 Handed Plans and Elevations
- House Type 11 Plans and Elevations
- House Type 12R Plans and Elevations
- House Type 12R Handed Plans and Elevations
- House Type 13 Plans and Elevations
- House Type 13 Handed Plans and Elevations
- House Type 14 Plans and Elevations
- House Type 14 Handed Plans and Elevations
- House Type 15 Plans and Elevations
- House Type 15 Handed Plans and Elevations
- House Type 16 Plans and Elevations
- House Type 16 Handed Plans and Elevations
- House Type 17 Handed Plans and Elevations
- House Type 18 Plans and Elevations
- House Type 18 Handed Plans and Elevations
- House Type 19 Plans and Elevations
- House Type 19 Handed Plans and Elevations
- House Type 19.1 Plans and Elevations
- House Type 19.1 Handed Plans and Elevations
- House Type 20 Plans and Elevations
- House Type 20 Handed Plans and Elevations
- House Type 20 Detached Handed Plans and Elevations
- House Type 21 & 22 Plans and Elevations
- House Type 21 & 22 Handed Plans and Elevations
- House Type 23 Elevations
- House Type 23 Ground Floor Plan
- House Type 23 First Floor Plan
- House Type 23.1 Elevations
- House Type 23.1 Ground Floor Plan
- House Type 23.1 First Floor Plan
- House Type 24 Plans and Elevations
- House Type 24 Handed Plans and Elevations
- House Type 24.1 Plans and Elevations
- House Type 25 Plans and Elevations
- House Type 25 Handed Plans and Elevations
- House Type 26 Plans and Elevations
- House Type 26 Handed Plans and Elevations

- House Type 27 Plans and Elevations
House Type 27 Handed Plans and Elevations
Planning Statement dated as received on 11-08-2020
Design Compliance Statement dated as received on 11-08-2020
Archaeology and Built Heritage Assessment dated as received on 11-08-2020
Protected Species Mitigation Scheme dated as received on 11-08-2020
Addendum Protected Species Mitigation Scheme dated as received on 10-12-2020
Arboricultural Impact Assessment dated as received on 11-08-2020
Extended Phase I Habitat Survey dated as received on 11-08-2020
Affordable Housing Statement dated as received on 11-08-2020
Transport Appraisal dated as received on 11-08-2020
Flood Risk Assessment dated as received on 11-08-2020
Noise Risk Assessment and Acoustic Design Statement dated as received on 13-01-2021

2. **Details of Materials**

No development shall take place above slab level 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.

3. **Construction Management Plan**

No development shall take place until a Construction Management Plan, which shall specify the routing of demolition and construction vehicles to and from the site, parking of vehicles of site personnel, operatives and visitors, loading and unloading of plant and materials, storage area of plant and materials used during the construction of the development, appropriate wheel wash facilities and measures to prevent the deposition of deleterious material on the public highway, has been submitted and approved in writing by the Local Planning Authority. The approved Construction Management Plan shall be implemented and adhered to throughout the construction period unless otherwise first agreed in writing by the Local Planning Authority.

4. **Parking and Turning Areas to be Provided**

Prior to first occupation of any dwelling hereby approved, the driveways, parking spaces and turning areas associated with that respective plot shall be provided in a bound material in accordance with the approved plans listed under Condition 1. The parking and turning areas shall thereafter be made available at all times for their designated purposes.

5. **Garages to be Retained for Parking**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the approved garage accommodation/parking space provided in connection with the development shall be made available at all times for the parking of vehicles 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.

6. Removal of PD for Garage Conversions

All garages shall be retained for uses ancillary to the dwelling it serves and shall not be changed to habitable accommodation unless planning permission has first been granted by the Local Planning Authority.

7. Landscape Implementation

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 completion of the development, and any trees or plants which within a period of 5 years from the completion of the landscaping scheme installation 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. Trees within the public realm shall be heavy gauge and those flanking the entry to the site shall be extra heavy gauge.

8. Boundary Treatments

Prior to the first occupation of any dwelling hereby approved, the boundary treatments for that respective plot shall be erected in accordance with the approved plans and thereafter shall be retained/replaced as such for the life of the development except in the case of any changes to visibility splays.

9. Electric Vehicle Charging

All dwelling approved by the permission shall be constructed with the ability to install electric charging points.

10. Tree Protection

All the protected trees and existing trees and hedges to be retained shall be protected by 2m high fencing in line with the Tree Protection Barrier recommendations contained within British Standards 5837 (2012) 'Trees in Relation to Construction'. Such fencing shall be retained at all times whilst construction work is taking place.

11. Removal of PD Rights (External Alterations and Curtilage Buildings)

Notwithstanding the provisions of Classes A, B, C, D and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, the dwelling(s) hereby permitted shall not be altered or extended, no new windows shall be inserted, and no buildings or structures shall be erected within the curtilage of the new building(s) unless planning permission has first been granted by the Local Planning Authority.

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. Details of Proposed Materials

The applicant is advised that in complying with Condition 2 above regarding the submission of samples and details of all external materials, ensuring the product name and manufacturer is provided and must be submitted in writing to the Local Planning Authority as part of the relevant Discharge of Condition application along with correspondence confirming that date on which samples will be made available on-site and where they will be located.

3. Pre-Commencement Conditions

The conditions identified below require details to be approved before commencement of the development/works.
Condition No (s) 3.

This means that a lawful commencement of the approved development/works cannot be made until a 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 £116 per request (or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house). 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 timescale should be borne in mind when programming development.

4. Surfacing of Access, Parking and Turning Areas

The applicant(s) is/are advised that in complying with Condition 4 above, materials with a high degree of porosity would be the most likely to be acceptable as they will reduce the amount of surface water run-off.

5. **Ecological Responsibilities**

The applicant(s) is/are advised that the permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

6. **Details of Construction Manager**

The applicant(s) is/are advised that the contact details for the construction manager should be supplied to the Environmental Health Manager prior to the commencement of construction works by emailing the Pollution Team (pollution.tem@eaststaffsbc.gov.uk).

7. **Highways Informative**

The estate road and drainage layout will require approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of work. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they take on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc. and advised to take out public liability insurance against claims associated with those responsibilities.

8. **Public Footpaths**

The applicant(s) is/are advised that Public Footpaths Shobnall 4 and 5 which cross the site should not be obstructed or extinguished as a result of this development either during and after construction.

9. **Waste**

The developer will be required to provide appropriate external storage containers for refuse and recycling collection (in accordance with the Council's specification).

The developer must ensure that all containers are provided to residents prior to occupation and prior to the commencement of the Council's collection service. A detailed specification of all container types may be obtained from the Environment Section.

As some of the dwellings will be served from a private highway no turning head, the developer must provide a communal bin presentation point close to the public highway for residents to place their bins on collection day.

This must be sufficient in size to accommodate two bins per dwelling.

Further details may be found at:

<http://www.eaststaffsbc.gov.uk/sites/default/file/docs/bins/WasteStorageandCollectionGuidance.pdf>

10. Informative relating to Hedgehog Highway (specific wording to be delegated to Officers).

11. Informative relating to the restriction of delivery and construction vehicles during school in and out times (specific wording to be delegated of Officers).

Voting concerning the above decision was as follows:

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

168/21 **APPEALS RECEIVED AND DETERMINED**

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

169/21 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 1st January 2021 and 5th February 2021 was received and noted.

170/21 **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

Chairman