



Civic Centre, Riverside, Stafford
Contact Andrew Bailey
Direct Dial 01785 619212
Email abailey@staffordbc.gov.uk

Dear Members

Planning Committee - Site Visit

A meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on Monday 7 January 2019** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30am** to visit the site as set out in the agenda and re-convene at the Civic Centre at approximately **10.15am** to determine the application.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A.R. Well

Head of Law and Administration

PLANNING COMMITTEE - 7 JANUARY 2019

**Chairman Councillor R M Sutherland
Vice-Chairman Councillor A S Harp**

A G E N D A

- 1 Apologies**
- 2 Declaration of Member's Interests/Lobbying**

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MEMBERSHIP

Chairman Councillor R M Sutherland

| | |
|-------------|----------------|
| C A Baron | W J Kemp |
| G R Collier | D B Price |
| B M Cross | J K Price |
| I E Davies | G O Rowlands |
| M G Dodson | R M Sutherland |
| A S Harp | C V Trowbridge |
| E G R Jones | |

(Substitutes - F Beatty, R J Draper, A P Edgeller, J Hood, S Learoyd)

PLANNING COMMITTEE - SITE VISIT - 7 JANUARY 2019

Ward Interest - Nil

Planning Applications

Report of Head of Development

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDICES**:-

| | | Page Nos |
|---------------------|---|-----------------|
| 18/29429/FUL | Adjacent to 18 Hunters Ride, Moss Pit, Stafford | 4 - 11 |
| | This application was called in by Councillor G O Rowlands | |
| | Officer Contact - Richard Wood, Development Lead (Large Scale) - Telephone 01785 619324 | |

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

| | | | |
|------------------------|--|---|------------------|
| Application | 18/29429/FUL | Case Officer | Sian Wright |
| Date Registered | 25/10/2018 | Target Decision Date Extended To | 20 December 2018 |
| Address | Adjacent To 18 Hunters Ride Moss Pit Stafford | Ward | Manor |
| | | Parish | Stafford MB |
| Proposal | Erection of single two storey dwelling | | |
| Applicant | Mr Whiting | | |
| Recommendation | Approve, subject to conditions | | |

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor G O Rowlands (Ward Member for Manor) for the following reason:

"Neighbour concerns with access and overlooking their properties"

Context

This is a full application for a single dwelling on land which currently forms part of the garden to 18 Hunters Ride.

The site measures approximately 35m in length to the shared access Drive and between 8-10m wide for the majority of the site before tapering out to a maximum width of 14m to the front boundary.

The application proposes a 2-storey detached 3-bedroomed dwelling with maximum dimensions of 10.2m deep x 6.4m wide x 7.6m high to the ridge. Two parking spaces are proposed to the front of the dwelling.

Officer Assessment – Key Considerations

Principle of development

The site is in a sustainable location within Stafford, which is at the top of the Sustainable Settlement Hierarchy as set out in Spatial Principle 3 of the Plan for Stafford Borough. Furthermore, outline permission has previously been approved for a single dwelling on this site under 16/24517/OUT. The outline permission approved access, layout and scale.

The principle of development on this site is therefore already established and permission 16/24517/OUT remains extant.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 117, 122

The Plan for Stafford Borough

Policies: Spatial Principle 3 – Stafford Borough Sustainable Settlement Hierarchy; Spatial Principle 4 – Stafford Borough Housing Growth Distribution; Spatial Principle 7 – Supporting the Location of New Development.

The Plan for Stafford Borough: Part 2

Policies: SB1 Settlement Boundaries

Character and appearance

The siting and scale of the proposed dwelling is similar to that approved under permission 16/24517/OUT. Careful consideration was given to the siting and scale to application 16/24517/OUT and the case officer stated that a dwelling on the application site would not be out of keeping with the established pattern of development in the area and that a dwelling would not appear cramped within the plot. In comparison to the previous outline application, the height of the proposed dwelling is just 0.1m higher and the siting differs only slightly in that there is now a front gable which projects approximately 1.0m forward of number 18 Hunters Ride.

The design of the proposed dwelling which features a front gable and canopied front door is considered to be acceptable in terms of the general character of the area and the street scene.

It is proposed to erect a 1.8m high close-boarded fence at the boundary with no. 18 and to extend the existing front gravelled driveway.

The proposed materials comprise a London Heather brick and a Marley Ludlow concrete tile in Antique brown. However, the proposed brick appears darker/redder than the bricks used in the adjacent dwellings and therefore an alternative brick type will be requested via a condition. The roof tile proposed is acceptable.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 124, 127, 128 & 130

The Plan for Stafford Borough

Policies: N1 Design;
Supplementary Planning Document (SPD) – Design

Residential amenity

The previous application was assessed against the Councils Space About Dwellings (SAD) and Extensions To Dwellings (ETD) guidance which has now been replaced by the Council's Supplementary Planning Guidance on Design. The proposal does not breach any guidance in the Design SPD. An adequate rear garden area would be provided for the proposed dwelling and an ample garden retained for number 18.

The immediate neighbour has raised concern about the 3 side windows to the south elevation. These windows are all non-principal windows which serve a downstairs toilet, landing and bathroom. It is not considered therefore that there are any issues relating to overlooking or loss of privacy.

Environmental Health Officer raises no objections subject to conditions. In this instance conditions relating to timing of site works and deliveries, burning on site and demolition materials are considered appropriate and were also attached to outline permission 16/24517/OUT. Given the scale of the proposal suggested conditions relating to damping down, screening and road sweeping are not considered to be reasonably necessary. Preventing delivery vehicles from parking on the access highways to the site is also outside the control of this application.

The Plan for Stafford Borough
Policies: N1 Design
Supplementary Planning Document (SPD) - Design

Access and parking

The submitted plan shows provision for two parking spaces on the site frontage, which would meet local plan standards. Three spaces are retained for number 18 Hunters Ride which, also meets parking standards in the local plan. The Highway Authority raise no objections.

Significant concern has been raised about the use of the private driveway. Access to the proposed dwelling would be via an existing private driveway currently used by numbers 5 and 18 Hunters Ride. The use of this land to access the proposed dwelling is however a private/legal matter between numbers 5 and 18.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 105 & 106

The Plan for Stafford Borough
Policies: T1 Transport; T2 Parking and Manoeuvring Facilities; Appendix B – Car Parking Standards

Trees

The site is in close proximity of an off-site tree belonging to number 18 Hunters Ride, which is the subject of tree preservation order TPO No.6 of 1968. This tree is a mature giant Redwood tree and is in close proximity to the proposed dwelling.

The Tree Officer has no objections to the proposal subject to the same conditions being attached as those to outline permission 16/24517/OUT; tree protection, landscaping & means of enclosure.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 170

The Plan for Stafford Borough
Policies: N4 The Natural Environment & Green Infrastructure;

Other

The site falls within 8km of the Cannock Chase Special Area of Conservation (SAC). Natural England raise no objections.

The Plan for Stafford Borough
Policy N6 Cannock Chase Special Area of Conservation (SAC)

Conclusion

The proposal is similar to the scale and siting of the dwelling approved under outline permission 16/24517/OUT. It is not considered that the proposed dwelling would have a detrimental impact on the character and appearance of the area, residential amenity, highway safety or trees.

Consultations

Highway Authority:
No objections

Environmental Health Officer:

1. All works, including demolition, site works and construction shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
2. Deliveries to the site shall only take place between the hours of 8.00am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays. Delivery vehicles shall not park on the access highways to the site.
3. No burning on site during development.

4. All demolition materials shall be removed from site and properly disposed of.
5. Facilities shall be provided at the site and used when necessary for damping down to prevent excessive dust.
6. Road sweeping shall be carried out at regular intervals, both on the site and on the access highway to prevent excessive dust.
7. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.
8. Screening shall be provided to the site to protect residential dwellings from exposure to excessive noise. Details of such work shall be agreed with the local authority and carried out before other works begin.

Natural England:

No objection

Tree Officer:

No objections subject to conditions

Neighbours

(13 consulted): 8 letters of representation received (from 4 separate addresses) raising the following objections (summarised) :

- Site is too small
- Hunters Ride will become more congested with traffic
- Inadequate parking
- Proposal is out of keeping
- Increased run-off of ground water
- The proposed dwelling is forward of no. 18
- Issues raised relating to the shared driveway / ownership issues
- 3 side facing windows
- Detrimental impact upon the character of the area

Site notice expiry date: 04.12.2018

Newsletter advert expiry date: N/A

Relevant Planning History

16/24517/OUT - Erection of a single two-storey dwelling – permitted 2016

Adjacent site: 14/21092/FUL - Construction of a new 3 bedroom house at land adjacent 3 Hunters Ride, Stafford (resubmission of 14/20414/FUL) – refused and allowed on appeal

Recommendation

Approve, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-
Location Plan at 1:1250 (received 20.11.2018)
Floor Plans and Elevations at 1:100 (received 08.10.2018)
Block Plan and Landscape Details at 1:200 (received 21.11.2018)
Street Scene plan at 1:100 (received 08/10.2018)
3. All works, including demolition, site works, construction and associated deliveries shall only take place between the hours of 8.00 am and 6.00pm Monday to Friday; 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of occupied residential dwellings.
4. All demolition materials shall be removed from site.
5. There shall be no burning on site during the construction phase.
6. No above ground works shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The approved landscaping works shall thereafter be provided within eight months of the dwelling first being occupied.
Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
7. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012.

All RPA's must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing by the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPA's without the prior written approval of the local planning authority.

No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

8. The proposed car parking as shown on the submitted block plan (received 21.11.2018) shall be provided prior to occupation of the dwelling and retained as parking for the lifetime of the development.
9. Notwithstanding any description/details of external materials in the application documents, no above ground works shall be commenced until precise details or samples of the materials to be used in the construction of the external walls have been submitted to and approved in writing by the Local Planning Authority.

The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. To safeguard the occupiers of surrounding residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
4. To safeguard the visual amenities of the area. (Policy N1 of the Plan for Stafford Borough).
5. To safeguard occupiers of nearby residential properties from nuisance caused by fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).
6. To safeguard the character and appearance of the area. (Policy N1 of The Plan for Stafford Borough).
7. To safeguard the amenities of the area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Policies N1 g and h and N4 of The Plan for Stafford Borough).
8. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
9. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

Informative(s)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

18/29429/FUL
Adjacent To 18 Hunters Ride
Moss Pit
Stafford

