Dear Members

Special Planning Committee

A virtual meeting of the Planning Committee will be held using Zoom on Wednesday, 1 July 2020 at 3.00pm to deal with the business as set out on the agenda.

To watch the meeting, please follow the instructions below:

1. Log on to Zoom at https://zoom.us/join
2. Enter Meeting ID 815 2783 5831 when prompted
3. Enter Password 950139 when prompted

Or, to listen to the meeting, please call the following telephone number:

0131 460 1196

Please note that this meeting will be recorded.

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.

[Signature]
Head of Law and Administration
AGENDA

1 Minutes
2 Apologies
3 Declaration of Member’s Interests/Lobbying
4 Delegated Applications
   Details of Delegated applications will be circulated separately to Members.

5 Planning Applications

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MEMBERSHIP

Chairman - Councillor R M Sutherland
B M Cross   W J Kemp
M G Dodson  A Nixon
A P Edgeller A N Pearce
A S Harp    M Phillips
A D Hobbs   R M Sutherland
J Hood

(Substitutes - F Beatty, A T A Godfrey, P W Jones, R Kenney)
SPECIAL PLANNING COMMITTEE - 1 JULY 2020

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 APPENDIX:-

<table>
<thead>
<tr>
<th>Planning Application</th>
<th>Description</th>
<th>Page Nos</th>
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<tbody>
<tr>
<td>20/31862/OUT</td>
<td>Land West of Raleigh Hall Industrial Estate, Sturbridge, Lane, Eccleshall</td>
<td>4 - 15</td>
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<td>This is a large scale major development which is excluded from the scheme of</td>
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<td>delegation and therefore needs to be determined by the Planning Committee</td>
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<td>Officer Contact – Nicholas Lawrence, Development Manager - Telephone 01785</td>
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<td>619324</td>
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<td>20/32266/HOU</td>
<td>49 Gravel Lane, Mossopit, Stafford, ST17 9HJ</td>
<td>16 - 23</td>
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<td></td>
<td>This application has been called in by Councillor A M Loughran</td>
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<td>Officer Contact – Steven Owen, Development Manager - Telephone 01785 619324</td>
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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.
**Reason for Referal to Committee:**

This is a large scale major development which is excluded from the scheme of delegation and therefore needs to be determined by Planning Committee.

**CONTEXT**

**The Application Site and its Surroundings**

The site is an L-shaped open arable field approximately 3.80 hectares in area on a north-south axis that falls from north to south by approximately 10 metres. The site is within the western extension to the Raleigh Hall Industrial Estate and is bounded to the east by the residential development at Underwood Farm and the existing units and operations within the Industrial Estate, including the Eccleshall Biomass Plant. The southern aspect of the site is bounded by a local road linking with the A519 and thereafter limited residential development; the western boundary is framed by Ankerton Lane and open countryside; and to the north by agricultural land and a number of dwellings served off Ankerton Lane.

The site forms part of a defined Recognised Industrial Estate (RIE) that is outside any defined settlement boundary and is therefore deemed to be in the open countryside.

**The Proposed Development**

Outline planning permission is sought for up to 13,700 sq m of employment floor-space (Classes B1(c), B2 and B8), with all matters reserved for later determination save access,
which is to be gained to the south of the site. With regard to the specific uses sought; B1(c) encompasses light industrial; B2 general industrial; and B8 storage and distribution.

The application is also supported by a series of technical reports, drawings illustrating a potential layout, building form, building types, and concept 3D visuals. However, only access and the principle of development are being considered here.

In addition to the above, the applicant is seeking a period for the submission of the reserved matters application to be within 7 years of any permission granted and not the period of 3 years as set out under section 92(2)(a) of the Town and Country Planning Act 1990, as amended.

**Principle of Development**

The Plan for Stafford Borough (PSB) sets out a series of overarching Spatial Principles (SP) that, in part, set out the scale and distribution of new employment development. SP2 addresses the Borough’s housing and employment requirements; whereas, SP3 sets out the sustainable settlement hierarchy and the subsequent SPs provide additional amplification on delivering future growth within this hierarchy. SP’s 5, 6, and 7 recognise that employment development will be required outside the defined settlements in order to achieve rural sustainability.

Policy E2 looks to support a prosperous and sustainable rural economy by encouraging under criteria (i) development on Recognised Industrial Estates (RIE) consistent with Policy E3.

Policy E3 addresses development within RIEs, such as Raleigh Hall, and sets out a series of appropriate uses within RIEs (i.e. Light industrial (B1), excluding offices; general industrial (B2), storage and distribution (B8) or appropriate waste management uses), where there are no significant adverse impacts on the surrounding environment, nearby residents, or transport networks.

Policy E4 specifically addresses Raleigh Hall and Ladfordfields RIE’s. With regard to Raleigh Hall; the policy looks to deliver 4 hectares of new employment land (i.e. the Site) to support economic activity subject to a series of criteria. These criteria include; design and layout (minimises/appropriately mitigates impact upon surrounding area and landscape); measures to alleviate flooding; protect nature conservation interests; appropriate landscaping; and highway improvements.

The explanatory text to policy E4 supports the expansion of the RIE to assist economic development and employment in rural areas whilst not undermining the character of the open countryside.

Paragraph 80 of the National Planning Policy Framework (NPPF) cites that planning decisions should help create the conditions in which businesses can invest, expand and adapt.
The employment policies are set against the presumption in favour of sustainable development as set out under Policy SP1. NPPF paragraph 7, reinforces this position by stating... “The purpose of the planning system is to contribute to the achievement of sustainable development”.

The application seeks to establish whether the principle of the proposed development accords with the planning policies of the relevant parts of the Plan for Stafford Borough, both of which are up-to-date, and national guidance.

The proposed development is for a series of uses that are set out as acceptable within Policy E3 and is within an RIE where the Council is looking to focus development to foster a sustainable rural economy (Policies E4 and E2). The proposal is supportive of contributing to sustainable development (Policy SP1) and supports economic growth and prosperity as sought by the NPPF.

**Access**

A Transport Assessment (TA) has been submitted in support of the proposal, together with access drawings setting out the access design to the site. The TA and drawings have been assessed by the Local Highway Authority and they are satisfied that the proposed access arrangements will not harm either highway safety or traffic movement. It is considered that the access proposals accord with Policies T1 and T2 (PSB).

**Other Matters**

**Duration of period to submit the reserved matters application**

The applicant considers that a seven year period is justified to submit the reserved matters application allowing more flexibility for the delivery of the committed employment development throughout the plan period until 2031. However, there is no supporting evidence to support this proposition or a reasoning on why the proposal has taken such a period of time since the expansion of the Industrial Estate was approved. The applicants have also suggested that the development will be phased, but no phasing plan has been submitted for consideration as part of the application.

The national policy intention is to provide flexibility within allocated sites (e.g. office, industrial, commercial) to reflect a changing economic climate and not restricting sites for a particular use.

The applicant has requested a period of 7 years for submission of reserved matters. However, a period of 4 years it considered more reasonable to increase the opportunities for the land to be used for employment use.

**Representations received**

Representations from the Parish Council and neighbouring occupiers have expressed a range of concerns including, but not limited to the following: visual amenity; impact upon wildlife; access; flooding; loss of light to the road; and impact upon property values.
On a general point regarding flooding; the Lead Local Flood Authority and the Environment Agency do not raise objections to the proposals subject to conditions to provide a competent drainage system, which will be assessed at the reserved matters stage. Such an approach accords with concerns raised on this aspect of the proposed development.

The question of the adequacy of the access has been set out above responding to the comments of the Highway Authority. The other concerns on visual amenity, wildlife and flooding fall under the scope of a reserved matters application.

Concern is raised that buildings close to the eastern boundary would block out natural light along the lane and harm highway safety, but the proposal is not considered by the Highway Authority to harm highway safety.

Comments received in relation to the impact upon property values are not material planning considerations.

Planning balance and concluding comments

The NPPF states that there is a presumption in favour of sustainable development which means, amongst other things, approving development proposals that accord with the development plan.

Concern has been expressed in respect of several considerations and are largely considered above. However, these concerns can be addressed by way of conditions that will inform the reserved matters application that will be assessed against the policies of the development plan and other material considerations.

In this instance; the site is within an RIE as as set out within the development plan and the access arrangements are deemed appropriate by the Local Highway Authority. There are no material considerations which indicate that the proposal should be considered other than in accordance with the development plan. It is therefore concluded that planning permission should be granted subject to conditions.

Policies and material considerations

- Section 2 Achieving sustainable development
- Section 4 Decision-making
- Section 6 Building a strong, competitive economy
- Section 9 Promoting sustainable transport
- Section 11 Making effective use of land

The Plan for Stafford Borough 2011-2031 (Part 1 and Part 2)
- SP1 Presumption in favour of Sustainable Development
- SP2 Stafford Borough Housing and Employment Requirements
Consultations

Publicity – Site Notice (expired 06.04.20) and Newspaper Advertisement (expired 15.04.20)

Parish Council – Object to this application regarding the assessment of flooding – the lower part of the field is subject to flooding and the Parish Council has concerns regarding the planned attenuation ponds. The Parish Council wished to see a satisfactory drainage scheme for this development for further development.

18 Neighbours consulted and a site notice posted – 8 letters of representation have been received objecting on the following grounds (summarised):

- Impact upon visual amenity and character of the area
- Highway safety
- Impact upon wildlife
- Loss of light to the road
- Flooding
- Devalue property values

Local Highway Authority – No objection subject to conditions – considered that the proposed development will not have a severe impact on highway safety or traffic movement

Environmental Health – No objection subject to condition to include phase 1 ground investigation report

Lead Local Flood Authority – No objection subject to conditions on surface water drainage

Natural England – No objection

Environment Agency - No objection subject to condition to avoid harm to waterbodies

Biodiversity Officer – No objection subject to conditions regarding potential impact upon wildlife

Police Architectural Liaison Officer – No objection
Recommendation

Approve subject to the following conditions:

1. Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

2. Application for the reserved matters shall be made to the Local Planning Authority not later than four years from the date of this permission and the development hereby permitted shall take place not later than two years from the date of the approval of the last of the reserved matters to be approved.

3. The development hereby permitted shall be carried out on the site identified on drawing no. 5134.99A dated February 2020.

4. No part of the development hereby permitted shall be brought into use until the access, footways, visibility splays, radii, connection to the existing highways and footways as shown on Drawing Nos. J000086-SK201 and J000086-SK202 have been provided in complete accordance with the approved drawings and the visibility splay shall be kept free of all obstructions over a height of 600 mm above the adjacent carriageway level.

5. Before any part of the development hereby approved is commenced, a Construction Management Plan (CMP) shall have been submitted to and approved in writing by the Local Planning Authority. The CMP shall include and address the following matters:

   a) Location of and nature of site compounds with details of associated temporary buildings
   b) Routing of construction vehicles to and from the site
   c) The parking and turning of vehicles for site personnel, operatives and visitors
   d) Loading and unloading of plant and materials
   e) Programme of works (including measures for traffic management and operating hours)
   f) Storage of plant and materials used in the construction of the approved development
   g) Measures to prevent the deposition of deleterious materials on the highway including wheel washing facilities
   h) Measures to mitigate dust creation during the construction of the development
   i) Monitoring and review mechanisms

Thereafter, the approved CMP shall be fully implemented and adhered to during all phases of the development approved.
6. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

7. No development hereby permitted shall take place until a plan / drawings setting out the positions, design, materials and type of boundary treatment to be erected have been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be completed, before any buildings are occupied, in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in complete accordance with the approved details.

8. The development hereby permitted shall not commence until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include: indications of all existing trees and hedgerows on the site (including their spreads) with details of any to be retained together with measures for their protection in the course of development; all species, planting sizes and planting densities; proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (that is furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (that is drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc). All hard and soft landscape works shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

9. Any "retained tree", means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the completion of development;

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the appropriate British Standard;

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority, and;

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars 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. Nothing shall be stored or
placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority

10. No development shall commence in respect of the development hereby permitted until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation programme and maintenance schedule. The scheme shall be implemented and subsequently maintained in complete accordance with the agreed details.

11. Prior to the commencement of the development hereby permitted, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in complete accordance with the approved details or in accordance with a programme agreed in writing with the Local Planning Authority.

12. No development hereby permitted shall take place until details of all earthworks have been submitted to, and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and the surrounding landform. The development shall be carried out in complete accordance with the approved details to a timetable agreed in writing with the Local Planning Authority.

13. No development hereby permitted shall commence until the ground slab levels of any buildings have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in complete accordance with the approved details.

14. No development shall commence until an investigation of the history and current condition of the site has been undertaken, to determine the likelihood of the existence of contamination arising from previous uses in, on or under, the site. From this investigation a scheme of remediation shall be submitted to and approved in writing with the Local Planning Authority and that remediation scheme shall be implemented in full either in accordance with an agreed timetable or before any building hereby approved is occupied.

15. Prior to submission of any reserved matters application(s) an Ecological / Protected Species Survey shall be undertaken and an Ecological Management Plan for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Management Plan shall set out appropriate measures to protect and enhance biodiversity across the site and shall be completed along with the site’s approved landscaping scheme.

16. Prior to the occupation of any part of the development hereby approved a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The measures within the approved travel plan shall be implemented in accordance with the approved details, programme and monitoring schedule.
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 91 of the Town and Country Planning Act 1990, as amended

2. To enable Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. To define the permission.

4. To define the permission and to comply with Policies T1 and T2 of The Plan for Stafford Borough 2011-2031 in the interests of highway safety.

5. In the interests of highway safety and to comply with Policies T1 and T2 of The Plan for Stafford Borough 2011-2031.

6. In the interest of the appearance of the development and its relationship with the surrounding area and to comply with Policies N1 and N8 of The Plan for Stafford Borough 2011-2031.

7. In the interest of the appearance of the development and to comply with Policies N1 and N8 of The Plan for Stafford Borough 2011-2031.

8. In the interest of the appearance of the development, quality of the landscaping design and relationship to its surrounding environs and to comply with Policies N1, N4, and N8 of The Plan for Stafford Borough 2011-2031.

9. To protect tree coverage and the contribution it makes to the landscape and to comply with Policy N4 of The Plan for Stafford Borough 2011-2031.


11. In the interest of the amenity of the area and to comply with Spatial Principle 7 and Policies N1 and N8 of The Plan for Stafford Borough 2011-2031.

12. In the interests of the appearance of the development and its relationship to the surrounding areas to comply with Policy N1 of The Plan for Stafford Borough 2011-2031.

13. In the interests of the appearance of the development and its relationship to the surrounding areas to comply with Policy N1 of The Plan for Stafford Borough 2011-2031.

14. To protect the occupiers of the buildings and the local environment and to comply with Spatial Principle 7 and Policy N4 of The Plan for Stafford 2011-2031.
15. In the interests of the natural environment and to comply with Policy N4 of The Plan for Stafford Borough 2011-2031.

16. To promote sustainable modes of transportation and development and to comply with Spatial Principle 1 and Policy T1 of The Plan for Stafford Borough 2011-2031.

INFOMATIVE(S)

1
2 The applicants' attention is drawn to the comments of the Police Architectural Liaison Officer which can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk)
3 The applicants' attention is drawn to the comments of the Environment Agency as submitted in response to consultation on this application. All comments received can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk)
20/31862/OUT
Land West Of Raleigh Hall Industrial Estate
Sturbridge Lane
Eccleshall
REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor A M Loughran (Ward Member for Manor) for the following reasons:-

‘Over-intensification of the present site - the proposed extension is a massive addition to the present house and it would adversely affect the sun/daylight on neighbouring property’

Context

49 Gravel Lane is a two-storey, semi-detached dwelling located within the residential settlement boundary of Stafford.

Planning permission is sought for a two-storey side and rear extension. To make way for this addition, the existing detached garage and rear conservatory would be demolished.

The extension forms two elements, the single-storey rear extension, and the two-storey side and rear extension. The single-storey element would replace the existing conservatory with a dining area, and would project 3m from the rear elevation. It would have a width of 3m, and would reach a total height of 3.5m.

The two-storey element would wrap around the side and rear of the dwelling. This part of the proposed extension would comprise a store, utility room, and kitchen on the ground floor and a bathroom, bedroom and en-suite on the first floor. The two-storey element would project approximately 3m from the side and rear elevations and reach a total ridge height of 7m.

The proposal would use materials to match the existing dwelling.
Officer Assessment – Key Considerations

Design & Impact upon Visual Amenity

Policy N1 of the Plan for Stafford Borough (2011-2031) (the Plan) requires new development to include high design standards. The policy also requires that new development takes into account the local character, context, density and landscape. Consideration has therefore been given to the appearance of this proposal and its impact upon the character of the dwelling and its suburban setting.

49 Gravel Lane sits within an established residential area of Stafford. The site has neighbouring dwellings to the north, west and south, with the A449 running along its western boundary, beyond which there are additional residential properties. The site itself contains a typical suburban dwelling, garden and detached garage. The site is bordered by planting and trees, but these are not covered by any Tree Preservation Order (TPO).

Whilst the extension would add massing to the side and rear of the house, the addition is well-considered and proportionate when considering the size of the site. Design elements such as; the narrow width of the extension, the inclusion of a set-back, and a lower ridge-height, would ensure that the proposal appeared subservient to the host dwelling.

In summation the proposal would successfully integrate into the character of the residential area and is both proportionate to the size of the site and in-keeping with the style of the dwelling. The proposal meets both local and national design standards, and is therefore compliant with local policies N1, N8 and the provisions of the National Planning Policy Framework (NPPF).

Policies and Guidance:-
National Design Guidance (NDG)
National Planning Policy Framework (NPPF) – Section 12. Achieving well-designed places
The Plan for Stafford Borough (TPSB) 2011-2031 – Policies N1 Design, N8 Landscape Character
Supplementary Planning Document (SPD) – Design

Impact upon Neighbouring Amenity

It is accepted that the impact a development has upon residential amenity is a material consideration in the decision-taking process, which is reflected within the requirements of Policy N1 of the Plan, the Design SPD, the National Planning Policy Framework and National Design Guide.

Specific consideration has been given to the impact the proposal would have upon outlook and natural light currently enjoyed by neighbouring residents living at 48 Gravel Lane. An assessment has been undertaken which illustrates that only 1m of the single-storey extension would project into the 45 degree sightline of the nearest window. No part of the two-storey element would project into the 45 degree sightline of any neighbouring window. In addition, consideration has also been given to permitted development rights which allow 3m rear extensions to be built without planning permission. Taking these considerations together, it is determined that the proposed extension would have no adverse harm to the outlook and light enjoyed by neighbouring residents at 48 Gravel Lane.
Consideration has also been given to the impact the proposal would have upon the privacy of neighbouring residents. It is acknowledged that privacy within rear gardens is a key part of neighbouring amenity. It is also recognised that within an established suburban area a degree of overlooking is unavoidable. In this instance, the addition of two bedroom windows in the rear elevation would provide some vantages into neighbouring gardens. The application property would retain a rear garden length of between 5.5m and 8.3m and a distance of 19m between the rear elevation of the extended dwelling and the dwelling sited to the rear. Taking account of this spacing, it is considered that an acceptable degree of privacy will be retained.

There are no side facing bedroom windows however a side facing en-suite window is proposed to the western elevation of the extension. Whilst outlook from this window would not impact upon any neighbouring property, a condition is recommended that obscure glazing should be installed.

Environmental Health have been consulted on the proposal and recommended standard construction phase conditions which include hours of construction work, no burning on site, all demolition materials to be removed from site and properly disposed of, facilities to be provided at the site and used when necessary for damping down to prevent excessive dust, high intensity site lighting during works should be directed away from nearby residences, any equipment which must be left running outside the allowed working hours should be inaudible at the boundary of adjacent occupied residential dwellings.

These conditions are considered relevant to protect neighbouring residents from undue noise and disturbance during construction.

Overall an assessment of the proposal has determined that the proposed extension would not be detrimental to the amenity of neighbouring residents. The proposal would maintain a reasonable relationship between dwellings and avoid adverse harm. The proposal is therefore considered, subject to conditions, to be compliant with Policy N1.

Policies and Guidance:-
National Design Guidance (NDG)
National Planning Policy Framework (NPPF) – Paragraph 127
The Plan for Stafford Borough (TPSB) 2011-2031 – Policy N1 Design
Supplementary Planning Document (SPD) - Design

The Proposal’s Impact upon Highway Safety and Parking Provision

Policy T2 of the Plan requires new development to provide safe and adequate means of access, egress and turning. The Policy also requires that development does not impair highway safety or conflict with the transport function of the road. Finally the Policy also requires adequate parking provision in accordance with the parking standards set out in Appendix B of the Plan.

The existing property has 3 bedrooms. The proposal would not increase the number of bedrooms and therefore 2 car parking spaces are still required. Whilst the existing garage would be demolished, 2 car parking spaces can still be provided on site.
Due to the close proximately of the proposal to the A449, a condition requiring the submission and approval of a Construction Method Statement (CMS) is recommended by the Highway Authority. This condition is required to minimise the adverse impact of HGVs on Gravel Lane during construction.

Overall it is determined that the proposed development, subject to an appropriate CMS condition, would comply with the provisions of policy T2 of the Plan.

Policies and Guidance:-
National Design Guidance (NDG)
National Planning Policy Framework (NPPF) – Section 9. Promoting sustainable transport
The Plan for Stafford Borough (TPSB) 2011-2031 – Policies T1 Transport, T2 Parking and Manoeuvring Facilities, Appendix B – Car Parking Standards

Flood Risk

The site is partially located within Flooding Hotspot 2,244. The applicant has therefore followed Staffordshire County Council’s standing advice for householder and minor extensions. The applicant has indicated that development will be set no lower than existing floor levels and, that flood proofing of the proposed development will be incorporated where appropriate.

Policies and Guidance:-
National Planning Policy Framework – Section 14. Meeting the challenge of climate change, flooding and coastal change
The Plan for Stafford Borough – Policy N2 Climate Change

Other Material Considerations

Due to the proximity of adjacent trees and the demolition of the existing garage the Biodiversity Officer has been consulted on the proposal and has raised no objection.

Concluding Comments and Planning Balance

Considering the above commentary it is concluded on planning balance that the proposal would be a proportionate addition to the dwellinghouse and in-keeping with the character of the area. In addition, the extension to the side and rear would cause no adverse harm to the amenity of neighbouring properties which would reasonably justify refusing the application. Concerns regarding highway safety can be controlled by appropriate conditions.

The proposal should therefore be granted, subject to conditions.

Consultations

Highway Authority:
Comments 18.06.2020 – ‘There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-
No development (including demolition) shall take place, until a Highways Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
• Times of deliveries including details of loading and unloading of materials.
• Expected levels of HGV deliveries during construction
• Storage of materials used in constructing the extension
• Duration of works
• The parking of vehicles of site operatives'

Biodiversity Officer:
Comments 09.06.2020 – 'It’s a modern block garage – there doesn’t look like much bat potential there. Generally it’s the older buildings and barns that attract bats. No further action from me.'

Staffordshire County Council Flood Team:
Comments - ‘Planning Authorities:
1) Refer the applicant to the SCC standing advice pages on our website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.'

Environmental Health:
Comments 28.05.2020 – ‘General conditions:

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. There should be no burning on site during development.

3. All demolition materials shall be removed from site and properly disposed of.

4. Facilities shall be provided at the site and used when necessary for damping down to prevent excessive dust.

5. High intensity site lighting during works should be directed away from nearby residences.

6. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of adjacent occupied residential dwellings.'

Neighbours (6 consulted):
3 responses: Material planning considerations summarised below:
- The dust and noise created by construction.
- The negative impact upon nesting birds in trees adjacent to the site.
- The proposal causing traffic congestion and a risk to highway safety.
- Loss of Privacy
- Out of scale with the local environment and contrary to the sense of place.
Site Notice:
Expiry date: 18.06.2020

Relevant Planning History
None

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 permission, in which case the condition shall take precedence:-

- Location Plan, Block Plan, Proposed Elevations and Floor Plans (Scale 1:50, 1:100, 1:500 and 1:1250)

3. Materials to be used on the proposed extension(s) shall match those of the existing building.

4. No above ground works (including demolition) shall take place, until a Highways Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:

   - Times of deliveries including details of loading and unloading of materials.
   - Expected levels of HGV deliveries during construction
   - Storage of materials used in constructing the extension
   - Duration of works
   - The parking of vehicles of site operatives

5. Flood risk measures shall be implemented in accordance with Staffordshire County Council's standing advice and the applicants letter titled improving flood performance (received 11.06.2020).

6. Prior to use of the ensuite bathroom, the proposed window shall be obscure glazed and retained as such for the life of the development.

7. 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.
8. There should be no burning on site during development and all demolition materials shall be removed from site within 6 months of completion. Facilities shall be provided at the site and used when necessary for damping down to prevent excessive dust.

9. Any equipment which must be left running outside the allowed working hours shall be inaudible at the boundary of adjacent occupied residential dwellings. In addition any high intensity site lighting during works should be directed away from nearby residences.

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 ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

4. To ensure that the safety and free flow of traffic on Gravel Lane and the A449 is not compromised. (Policy T1 and T2 of the Plan for Stafford Borough).

5. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)

6. To ensure an adequate level of privacy for neighbours and occupiers of the proposed dwellings (Policy N1e of The Plan for Stafford Borough)

7. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

8. To safeguard the area from fumes, smoke and smells (Policy N1e of The Plan for Stafford Borough).

9. To safeguard the amenities of the area (Policy N1e 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.