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 Tuesday 16 July 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 10.30am to determine the applications.

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.

Interim Head of Law and Administration
PLANNING COMMITTEE - 16 JULY 2019

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

A G E N D A

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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)
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:

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This matter is referred to the Committee as the agent of this application is a Ward Councillor for Haywood and Hixon

Officer Contact - Sarah Poxon, Development Lead (Small Scale) - Telephone 01785 619507

This application has been called in by Councillor J A Barron.

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: 19/30348/HOU
Case Officer: Steven Owen

Date Registered: 05 April 2019
Target Decision Date Extended To: 31 May 2019 TBC

Address: Almondbury
Puddle Hill
Hixon
Stafford
Staffordshire
ST18 0NG

Ward: Haywood and Hixon
Parish: Hixon

Proposal: Construction of first floor accommodation over existing bungalow and ground floor extension.

Applicant: Mr J Ahearn

Recommendation: Refuse

REASON FOR REFERRAL TO COMMITTEE:

This application is reported to due to the agent being a Councillor of Stafford Borough Council and there is an unresolved objection.

Context

Almondbury is a detached 1970s bungalow located within the Hixon Settlement Boundary.

The site is surrounded by an established residential area characterised by two-storey dwellings. The eastern boundary is shared with a dwelling under construction, and a newly built dwelling, Honeybee Cottage (16/24280/FUL). To the north-west there is Mount Pleasant farm house; a 17th Century Grade II Listed dwelling.

The proposal involves two elements:

- A first-floor extension along the length of the dwelling forming a master bedroom, glazed Juliet balcony, two bathrooms and two additional bedrooms.
- A single-storey element to the side of the dwelling forming a hallway and study.
- Both elements would share a single dual pitched gable-ended roof.
- The roof space of the single storey element would provide storage space accessible from the first storey

The materials include render, timber cladding, facing brick and plain grey tiles.
Officer Assessment – Key Considerations

1. Character & Appearance / Conservation

Almondbury is an ‘L’ shaped bungalow situated between a two-storey dwelling and a 17th Century farm house.

Due to the sites proximity to Mount Pleasant the Conservation Advisor was consulted and raised no historic building objection, commenting; ‘The proposed works are not considered to cause greater harm to the setting and significance of the listed building than the current situation.’

Overall is considered that the proposal would not cause adverse harm to the character appearance of the host dwelling or surrounding area. The extension would be concurrent with the density of existing development due to the prevalence of two storey dwellings. In addition, the proposals position 13m away from the public highway, and its location behind both neighbouring structures, would limit Almondbury’s impact upon the street scene.

Policies and Guidance:-
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
Hixon Neighbourhood Plan

2. Amenity

Policy N1 (e) requires developments to take account of light implications, together with the amenity of adjacent residential areas.

A neighbour has objected to the proposal due to concerns relating to the extensions impact upon the amenity of residents at No. 13 Ridgeway. Overlooking, privacy, visual impact and loss of light have been raised as issues. It is considered however that the 33m distance between the two dwellings would ensure adequate privacy and light.

Guideline 6 of the Council’s Design Supplementary Planning Document states that a distance of 21m is considered the minimum separation distance between facing/backing dwellings required to achieve a degree of privacy within conventional two storey accommodation. In this instance the proposed rear facing first-floor bedroom window would measure 18m from the front facing first-floor bedroom window of the dwelling currently under construction on plot 2. In this instance it is concluded that the separation distance, coupled with the angle of the windows, would mitigate any adverse harm and would provide adequate level of privacy.

It is also noted that the proposal includes 8 side-facing roof-lights. To prevent overlooking and protect the privacy of occupants at Mount Pleasant, a condition should be added requiring the use of obscure glazing for the walk-in wardrobe windows. The remaining roof-
lights are considered high enough to prevent overlooking without the need for obscure glazing.

The proposed first-floor extension would however result in a breach of the amenity guidance within the Council’s Design Supplementary Planning Document. The first-floor extension would interrupt outlook from the rear kitchen window, and the first floor bedroom window of Honeybee Cottage along a 45 degree plane of view, at a distance of 7m and at a projection of 6m.

In addition, the first-floor addition would appear overbearing because of its close proximity to Honeybee Cottage. Measuring 1.8m from the boundary fence, the 5m high side elevation would run along nearly the entire length of the dwelling’s rear garden. The proposal would therefore have an adverse effect upon the outlook from neighbouring principal windows and the enjoyment of the garden.

There are however a number of other factors to be taken into consideration; The glazed patio doors to the dining area provide an alternative source of natural light for the kitchen; The Almondbury’s impact upon the bedroom window would be equal to that of the kitchen window when Honeybee Cottage was originally approved; The rear garden of Honeybee Cottage is south-facing and would continue to enjoy direct sunlight all year round.

In consideration of the all above factors, on planning balance it is however considered that the Almondbury’s close proximity to the garden of Honeybee Cottage, coupled with the height, scale and massing of the proposed extension, would result in an unduly dominant development, with significant visual intrusion upon the residents at Honeybee Cottage. Therefore the proposal would result in adverse harm to the enjoyment of the neighbouring rear garden and the outlook from rear facing principal windows. This harm is considered substantial enough to warrant refusing of the application.

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

3. Parking

The proposal would add an additional fourth bedroom to the dwelling.

Three car parking spaces have been proposed in line with local parking policy detailed within Appendix B of the local plan for Stafford Borough.

The Highway Authority has been consulted on the proposal and no objection has been raised.

Policies and Guidance:-
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
Hixon Neighbourhood Plan
4. Conclusion

The proposals close proximity to the neighbouring dwelling, Honeybee Cottage, coupled with the scale and massing of the proposal would adversely harm the amenity of neighbouring residents and is considered contrary to local design policy N1 and the Design Supplementary Planning Document.

Considering the above it is recommended that planning permission be refused for the reasons outlined.

Consultations

Design Advisor:
No comments received

Conservation Officer:
The application site adjoins Mount Pleasant, a grade II listed building of 17th century origin. The present bungalow is of undistinguished design: the proposed remodelling and enlargement will not be of any greater architectural merit. Nonetheless the building is set further into its site away from the road beyond the historic building. The proposed works are not considered to cause greater harm to the setting and significance of the listed building than the current situation.
There is no historic building objection to this application.

Highway Authority:
Surgery: No objection

Parish Council:
No objection

Neighbours (10 consulted):
One objection: Material planning considerations summarised below:
  - Loss of light
  - Privacy
  - Visual Amenity

Site Notice:
Expiry date: 23.05.2019

Relevant Planning History

None.
Recommendation

Refuse due to the following reason:

1. The proposed first floor extension by reason of its height, size and massing in close proximity to the North-Western boundary of Honeybee Cottage would result in it having an overbearing impact and an unacceptable loss of outlook and light to rear facing windows and garden area of the neighbouring dwelling. The proposal is therefore contrary to Policy N1 (e) of The Plan for Stafford Borough and the Design Supplementary Planning Document.

Informative(s)

1. It is considered that the proposal is unsustainable and does not conform with the core planning principles of the National Planning Policy Framework.
Application: 19/30362/FUL  
Case Officer: Ed Handley

Date Registered: 2 April 2019  
Target Decision Date: 2 July 2019  
Extended To: 5 July 2019

Address: Former Police HQ  
Cannock Road  
Stafford

Ward: Weeping Cross and Wildwood

Parish: -

Proposal: Variation of conditions 12 (cycle/pedestrian crossing), 13 (puffin crossing), and 15 (traffic management scheme) on permission 18/29824/FUL (previously conditions 13, 14, and 16 on permission 18/28901/FUL)

Applicant: Bellway Homes Limited

Recommendation: Approve, subject to conditions and to the completion of a Deed of Variation

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor J A Barron (Ward Member for Weeping Cross & Wildwood) for the following reasons:-

“Increased occupation on this site without Highways infrastructure work completed could lead to Highways safety issues.”

Context

The application site comprises the former Police HQ site at Weeping Cross where development in accordance with permission 18/29824/FUL (variation of original permission 18/27849/FUL) is well under way.

The site lies to the south of Stafford town centre within a primarily residential area. Houses and bungalows adjoin the site boundaries to the east on Knowle Road and the south along Cremorne Drive. The site is subject to a number of Tree Preservation Orders.

Permission 18/27849/FUL granted on 20 June 2018 approved the construction of 141 houses including 42 affordable units.

This application is for the variation of conditions 12, 13 and 15 on permission 18/29824/FUL which is the latest permission issued with regard to this site.

The conditions to be varied relate to off-site highway works and the implementation of a traffic management scheme. The requirements of the conditions are as follows:
- Condition 12: New signal controlled cycle/pedestrian crossing on Weeping Cross (north of site);
- Condition 13: Upgrade of existing puffin crossing on the A34 (north of the site entrance) to a signal controlled cycle/pedestrian crossing; and
- Condition 15: Traffic management scheme, including road junction box markings on the A34 at Wildwood Drive and the site entrance.

Since the submission of this application the Local Planning Authority has approved the discharge of condition 14 on permission 18/29824/FUL under 19/30510/DCON and any approval should therefore refer to these approved details.

**Officer Assessment – Key Considerations**

1. **Assessment**

Conditions 12, 13, and 15 all require the above works to be implemented in accordance with details to have first been approved by the Local Planning before the occupation of the 31\textsuperscript{st} dwelling within the development.

The applicant now proposes that these conditions are varied to allow 50 dwellings to be occupied before the requirements of the conditions are triggered. The reason for this is that delays in agreeing the detail for the off-site highway works with Staffordshire County Council have meant that progress on site is nearing the occupation limit. Furthermore, before the developer can implement any off-site highway works they need to have completed a Section 278 Agreement with Staffordshire County Council.

There would be no amendment to the scheme itself, other than the timing of the trigger points.

Concern has been raised about public safety measures not being implemented as quickly as initially required. However, the Highway Authority raise no objection to the proposed variation of the conditions on highway safety grounds.

The Transport Assessment submitted in support of application 18/27849/FUL proposed these off-site works to provide crossing points for pedestrians to access local facilities.

It is not considered that varying the trigger point to 50 dwellings would result in any impact on the enforceability of the conditions. Should the developer not comply with the proposed conditions the expediency of pursing enforcement action would be considered.

The Section 106 agreement would require amending through a Deed of Variation with regard to this application should it be approved.

**Polices and Guidance:**

- National Planning Policy Framework
  Paragraphs: 7, 8, 10, 11, 102, 103, 104, 108, 109, 110 & 111

- The Plan for Stafford Borough
  Policies: T1 Transport; I1 Infrastructure delivery policy
The Plan for Stafford Borough: Part 2
Policies: SB1 Settlement boundaries

2. Conclusion

The conditions which the applicant proposes to vary were all recommended by the Highway Authority during consideration of application 18/27849/FUL in the interests of the safety and convenience of users of the highway and to ensure that sustainable transport methods are encouraged. It is not considered that the proposed variation of conditions 12, 13, and 15 would result in any harm to the safety and convenience of users of the highway and the Highway Authority raise no objection to their variation.

Consultations

Highway Authority:
(Comments dated 14 June 2019):
No objection.
(Comments dated 2 May 2019):
No objection.

Environmental Health Officer:
No objection.

Neighbours
(54 consulted): Two representations received stating that no further dwellings should be occupied before the off-site highway works are completed.

Site notice expiry date: 17 May 2019

Newsletter advert expiry date: 15 May 2019

Relevant Planning History

18/27849/FUL – Residential development of 141 dwellings, including balancing pond, play and open space, and associated infrastructure – Approved 20 June 2018

18/28889/DCON – Discharge of conditions 5, 7, 22, 23, 26, and 28 of 18/27849/FUL – Conditions discharged 29 January 2019

18/28901/FUL – Variation of condition on 18/27849/FUL to amend trigger points in conditions 13, 14, 15, and 16 to change them from prior to first occupation to prior 31st occupation – Approved 19 November 2018

18/29715/AMN – Non-material amendment to 18/27849/FUL and 18/28901/FUL to reposition plots 95/98, 116 and associated car parking. Footpath increased in width to the front of plots 37, 95, 105, 116, and 123 – Approved 25 January 2019

18/29824/FUL – Variation of conditions 2, 7, and 27 on 18/27849/FUL and 18/28901/FUL – Approved 24 May 2019
Recommendation

Approve, subject to the following conditions:

1. 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:-

   Drawing Number WC-RL-01 'Red Line Plan'
   Drawing Number 1000 rev X 'Planning Layout'
   Drawing Number WC/FEN/01B 'Boundary Treatments Plan'
   Drawing Number WC/MAT/01B 'Materials Layout - Bricks and Render'
   Drawing Number WC/MAT/02 revB 'Materials Layout - Roof Tiles'
   Drawing Number WC-SUB-01 'Proposed Sub-station Plans'
   Drawing Number WC/GFD/01 'Gate & Fence Details (Condition 5)'
   Drawing Number WC/PHAS/01 'Proposed Phasing Plan'
   Drawing Number GLO764 01L 'Soft Landscape Proposals (Sheet 1 of 3)'
   Drawing Number GLO764 02J 'Soft Landscape Proposals (Sheet 2 of 3)'
   Drawing Number GLO764 03H 'Soft Landscape Proposals (Sheet 3 of 3)'
   Drawing Number WC/CL/01 'Compound Location Plan'
   Drawing Number A/1550/v1/00/01 'Acacia (4b det) Planning Layouts'
   Drawing Number A/1550/v2/00/02 'Accacia (4b det) Planning Elevations'
   Drawing Number A/1550/v1/00/02 'Accacia (4b det) Planning Elevations'
   Drawing Number A/1550/v2/00/02 'Accacia (4b det) Planning Elevations'
   Drawing Number A/1550/v3/00/02 'Accacia (4b det) Planning Elevations'
   Drawing Number A/1591/v1/00/01 'Alder (4b Det) Planning Layouts'
   Drawing Number A/1591/v1/00/02 'Alder (4b Det) Planning Elevations'
   Drawing Number A/1591/v2/00/02 rev B 'Alder (4b Det) Planning Elevations'
   Drawing Number A/1591/v3/00/02 'Alder (4b Det) Planning Elevations'
   Drawing Number A/1591/v4/00/02 rev A 'Alder (4b Det) Planning Elevations'
   Drawing Number A/1290/v1/00/01 rev A 'Aspen (4b det) Planning Layouts'
   Drawing Number BWM/ASP/01- 'Aspen (4b det) Planning Elevations'
   Drawing Number AYL/PLA/01- 'Aylesmore (5b Det) Planning Layouts Floor Plans'
   Drawing Number AYL/PLA/02- 'Aylesmore (5b Det) Planning Layouts Country - Brick'
   Drawing Number AYL/PLA/03- 'Aylesmore (5b Det) Planning Layouts Town - Render'
   Drawing Number AYL/PLA/03- 'Aylesmore (5b Det) Planning Layouts Country - Render'
   Drawing Number BAS/PLA/01- 'Bascote (4b Det) Planning Layouts Floor Plans'
   Drawing Number BAS/PLA/03- 'Bascote (4b Det) Planning Layouts Country - Render'
   Drawing Number BAS/PLA/04- 'Bascote (4b Det) Planning Layouts Country - Render 2 sides'
Drawing Number BAS/PLA/05- 'Bascote (4b Det) Planning Layouts Country - Render 3 sides'
Drawing Number BRA/PLA/01- 'Bransford (5b Det) Planning Layouts Floor Plans'
Drawing Number BRA/PLA/02- 'Bransford (5b Det) Planning Elevations Country - Brick'
Drawing Number BRA/PLA/03- 'Bransford (5b Det) Planning Elevations Country - Render'
Drawing Number A/2349/v1/00/01 rev E 'CEDAR (5b det) Planning Layouts'
Drawing Number A/2349/v3/00/02 rev B 'CEDAR (5b det) Planning Elevations'
Drawing Number CED/PLA/01- 'CEDAR (5b det) Planning Elevations'
Drawing Number CHA/PLA/01- 'Chadwick (5b Det) Planning Layouts - Floor Plans'
Drawing Number CHA/PLA/02- 'Chadwick (5b Det) Planning Layouts Country - Brick (Ele 1)'
Drawing Number CHA/PLA/03- 'Chadwick (5b Det) Planning Layouts Country - Brick (Ele 2)'
Drawing Number CHA/PLA/04- 'Chadwick (5b Det) Planning Layouts Country - Render (Ele 2)'
Drawing Number A/802c/v1/00/01 rev B 'Cherry (3b semi/ter) Planning Layouts'
Drawing Number A/802c/v1/00/02 'Cherry (3b semi/ter) Planning Elevations'
Drawing Number A/802c/v1/00/02.1 'Cherry (3b semi/ter) Planning Elevations Town-Brick Front Gable Variant'
Drawing Number CHO/PLA/01- 'Chorley (3b Det) Planning Layouts'
Drawing Number CHO/PLA/02- 'Chorley (3b Det) Planning Elevations'
Drawing Number ELT/PLA/02- 'Elton (4bed) Planning Elevations'
Drawing Number ELT/PLA/02- 'Elton (4bed) Planning Elevations' [shows floor layouts]
Drawing Number HAZ/PLA/01- 'Hazel (3b det/semi) Planning Elevations'
Drawing Number A/948/v1/00/01 rev C- 'Hazel (3b det/semi) Planning Layouts'
Drawing Number A/986/v2/00/02 rev C 'Japonica (3b det) Planning Elevations'
Drawing Number A/986/v1/00/01 rev D 'Japonica (3b det) Planning Layouts'
Drawing Number BWM/KIN/01- 'Kineton (4b det) Planning Elevations' [shows floor layouts]
Drawing Number BWM/KIN/02- 'Kineton (4b det) Planning Elevations'
Drawing Number A/1087/v3/00/02 'Larch (3b semi/ter) Planning Elevations'
Drawing Number A/1087/v2/00/02 'Larch (3b semi/ter) Planning Elevations'
Drawing Number A/1087/v1/00/01 'Larch (3b semi/ter) Planning Elevations'
Drawing Number A/1336/v3/00/02 'Maple (4b det) Planning Elevations'
Drawing Number A/1336/v1/00/01 'Maple (4b det) Planning Layouts'
Drawing Number MAR/PLA/02- 'Marlbrook (5b det) Planning Layouts Country - Brick (Ele 2)'
Drawing Number MAR/PLA/03- 'Marlbrook (5b det) Planning Layouts Country - Render (Ele 2)'
Drawing Number MAR/PLA/01- 'Marlbrook (5b det) Planning Layouts Floor Plans'
Drawing Number MIL/PLA/01- 'Milverton (5b det) Planning Layouts Floor Plans'
Drawing Number MIL/PLA/02- 'Milverton (5b det) Planning Layouts Country - Render'
Drawing Number A/1199/v1/00/01 'Walnut (4b det) Planning Layouts'
Drawing Number A/1199/v3/00/02 'Walnut (4b det) Planning Elevations'
Drawing Number A/1199/v1/00/02 'Walnut (4b det) Planning Elevations'
Drawing Number BWM-SO2+-PLA02 'SO2+ Planning Layouts'
2. The development shall be implemented in accordance with the approved phasing plan, Drawing Number WC/PHAS/01 'Proposed Phasing Plan', unless otherwise submitted to and approved in writing by the local planning authority.

3. The development shall be implemented in accordance with the recommendations of the approved Ecological Mitigation and Management Plan, reference 7356.EMMP.vf dated March 2018.

4. The vehicular access features, including flanking walls, railings, pillars or gates, as well as the internal site road gateways and boundary pedestrian (Weeping Cross) maintenance (Cannock Road) and lockable five bar (Cannock Road) access gateways, shall be implemented in accordance with drawing WC/GFD.01 'Gate & Fence Details (Condition 5)' and document WC/DOM/01 (as approved under 18/28889/DCON), unless otherwise agreed in writing by the Local Planning Authority.

5. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Planning (General Permitted Development) (England) Order 2015, as amended or any subsequent re-enactment of that Order or equivalent Order, no gates or barriers shall be provided within the external site boundaries or across internal estate roads or driveways, except as approved under this consent, without the prior written consent of the local planning authority.

6. The landscaping scheme shown in drawings GLO764 01L, GL0764 02J and GL0764 03H 'Soft Landscape Proposals' shall be implemented within 8 months of the completion of the development, or the relevant phase of that development.

All tree plantings carried out as part of the approved landscaping shall use container grown nursery stock only. Each tree shall be planted using either a two stake and strap or ground anchor system. No use of single tree stakes or 'crossbar' supports shall be employed.

Any failures, including specimens that are damaged, die or are otherwise lost, within five years of first planting shall be replaced with the same species and size of
specimen in the first available planting season, unless otherwise previously agreed in writing by the local planning authority under the terms of this condition.

7. No development shall take place other than in accordance with the "Written Scheme of Investigation for Evaluation Trenching Baswich Park" prepared by Lanpro dated March 2018. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

8. The development, or any relevant phase of the development, shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the relevant approved plans.

9. The development hereby permitted shall not be brought into use until the access to that part of the site, or phase, within the limits of the public highway has been completed.

10. No dwelling shall be occupied until the associated driveway and/or parking space has been surfaced in a bound material and sustainably drained in accordance with details to be first submitted to and agreed in writing by the Local Planning Authority.

11. The development hereby permitted shall not be brought into use until the visibility splays shown on Drawing Number 1000 rev S ‘Planning Layout’ have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

12. No more than 50 dwellings shall be occupied until the proposed signal controlled cycle/pedestrian crossing on Weeping Cross to the north of the site has been completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority.

13. No more than 50 dwellings on any phase of the development shall be occupied until the proposed upgrade of the existing Puffin Crossing on the A34, north of the site entrance, to a signal controlled cycle/pedestrian crossing, has been completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority.

14. The Travel Plan comprising the following documents as submitted to and approved in writing by the Local Planning Authority under 19/30510/DCON shall been implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority:
   - Residential Travel Plan Action Plan;
   - Example Residential Travel Survey;
   - Drawing 1000 X;
   - Drawing Figures 4, 5, and 6; and
   - Residential Travel Plan.
Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent to the Local Planning Authority for approval for a period of five years from first occupation of the development permitted by this Consent.

15. No more than 50 dwellings on any phase of the development shall be occupied until a traffic management scheme, including Road Junction Box Markings on the A34 at Wildwood Drive and the proposed Site Entrance, has been completed in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority.

16. The development shall be implemented in accordance with the Construction Management Plan dated March 2018 and the accompanying Compound Location Plan, Drawing number WC/CL/01, received under email dated 22 March 2018 (scanned on 23 March 2018). The provisions of the Construction Method Statement and Compound Location Plan shall be adhered to throughout the construction period unless the development is implemented in accordance with alternative details previously submitted to and approved in writing by the local planning authority.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

18. The construction and layout of the houses shall be in full accordance with the ‘Recommendations’ set out on page 11 of the submitted noise report by Hoare Lea Acoustics reference REP10/04619 - R4 -AM- Weeping Cross. Before construction of the houses begins details indicating the houses which will receive additional treatment together with the positioning of any acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

19. All construction works, including demolition, site works and associated deliveries or collections from the site 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.

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

21. Screening shall be provided to the site boundaries for the duration of development in accordance with drawing PFEN-01 (as approved under 18/28889/DCON) unless otherwise approved in writing by the Local Planning Authority.
22. The sub-station shall be constructed in accordance with drawing WC-SUB-01 and shall be screened in accordance with drawing GL0764 01 E unless otherwise approved in writing by the local planning authority. The approved hedgerow screen shall be planted within the first planting season following commencement of development of the sub-station.

23. No dwelling on any cul-de-sac or private drive served by a bin collection point, as shown on the approved plans, shall be occupied until the bin collection point for that cul-de-sac/private drive has been implemented in accordance with the details shown on the approved plans and as illustrated by the submitted photograph recorded as received on 23 March 2018.

24. The accommodation provided at first floor level in the Elite and Supreme detached garages shall be used for purposes wholly ancillary to the residential use of the dwelling on the corresponding plot and shall not be let, leased out, sold or otherwise occupied or disposed of separately from that dwelling.

25. Unless otherwise approved in writing by the local planning authority, the development shall be carried out in accordance with the detailed surface water drainage design and drainage plans for the disposal of foul and surface water flows approved under 18/28889/DCON as detailed within the following documents. The drainage scheme shall be implemented in accordance with the approved details before any previously approved phase of the development is first brought into use:

- Drawing No. 16061_100
- Drawing No. 16061_101
- Drawing No. 16061_102 B
- Drawing No. 16061_103 B
- Drawing No. 16061_200
- Drawing No. 16061_201
- Drawing No. 16061_202
- Drawing No. 16061_203
- Drawing No. 16061_204
- Drawing No. 16061_205
- Drawing No. 16061_206
- Drawing No. 16061_207
- Drawing No. 16061_400
- Drawing No. BASWICH STORM 09.02.18.MDX 1yr & 30yr
- Drawing No. BASWICH STORM 09.02.18.MDX 100yr +40%
- Drawing No. Permeable Paving Specification Footway
- Drawing No. Permeable Paving Specification
- Micro drainage Calculations

Any amended design shall be in accordance with the overall strategy and key design parameters set out in the Flood Risk Assessment and Drainage Strategy (References 16061 Rev A 06/12/17 and Drawing Number 3 revision D)

The design shall demonstrate:
- Surface water drainage system(s) designed in accordance with national and local standards, including the Non-statutory technical standards for sustainable drainage systems (DEFRA March 2015).
- SuDS design to provide adequate water quality treatment, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual 2015).
- Limiting the discharge rate generated by all rainfall events up to the 100 years plus 40% climate change critical rain storm to 99.1 l/s to ensure that there will be no increase in flood risk downstream.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the design system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Site layouts and levels should provide safe exceedance routes and adequate access for maintenance.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This should include a schedule of required maintenance activities and frequencies, and contact details for the organisation responsible for carrying out these duties.

26. The development shall be implemented in accordance with the provisions of the Arboricultural Assessment and Method Statement dated December 2017, the Addendum to Arboricultural Method Statement dated March 2018, and the Addendum to Arboricultural Assessment (Removal of T134 Lebanese Cedar) dated December 2018.

All measures within the approved Tree Protection Plans [Drawing numbers 8175-A-06 and 8175-A-07 'Updated Tree Protection Plan Rev B - Phase 1 Fencing Positions' and drawing numbers 8175-A-08 and 8175-A-09 'Updated Tree Protection Plan Rev A - Phase 2 Fencing Positions] attached to the Addendum to Arboricultural Method Statement shall be implemented and maintained throughout the development process until completion of all construction related activity, unless otherwise agreed in writing with the Local Planning Authority.

27. Notwithstanding any other description/details within the application documents the boundary treatments detailed on drawing WC/FEN/01C shall be provided unless otherwise approved in writing by the local planning authority.

28. Notwithstanding any detail/description within the application documents, and before the end of the first planting season following the date of this permission, tree T134 (Cedar) shall be replaced in accordance with the following specification unless otherwise approved in writing by the Local Planning Authority and it shall thereafter be protected throughout any remaining period of development in accordance with BS 5837: 2012.

*Cedrus Deodara* (Himalayan Cedar)
100L supply (container grown specimen)
200-250cm size.

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

1. To define the permission.
2. To define the permission.
3. In order to ensure that biodiversity value and natural environment of the site is maintained and enhanced (Policy N4 of the Plan for Stafford Borough).
4. To safeguard the character and appearance of the area and ensure highway safety is maintained (Policies N1 and T2 of The Plan for Stafford Borough).
5. In the interests of local amenity and the safety of highway users (Policies N1 and T2 of The Plan for Stafford Borough).
6. To safeguard the character and appearance of the area and ensure protection and enhancement of the natural environment and biodiversity features (Policies N1 and N4 of The Plan for Stafford Borough).
8. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
9. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
10. 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).
11. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
12. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
13. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
14. In the interests of encouraging sustainable transport methods and reduction in traffic generation (Policy T1b of the Plan for Stafford Borough).
15. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
16. In the interests of the safety and convenience of users of the highway and to protect residential amenity. (Policies T1c and N1 of The Plan for Stafford Borough).

17. To safeguard against pollution. (Policy N2 of the Plan for Stafford Borough).

18. To safeguard the occupiers of the approved dwelling(s) from undue noise. (Policy N1e of The Plan for Stafford Borough).

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

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

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

22. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

23. To safeguard the character and appearance of the development, protect highway safety and ensure that adequate facilities are available (Policies N1e and T2a of the Plan for Stafford Borough).

24. To define the permission and to ensure that adequate off-street parking is maintained to serve the development and protect residential amenity as harm could arise from subdivision of the plots. (Policies N1 and T2 of the Plan for Stafford Borough).

25. To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. (Policy N2 of the Plan for Stafford Borough).

26. In the interests of protecting and maintaining adequate natural landscape features and protected trees. (Policies N1 and N4 of the Plan for Stafford Borough).

27. To protect the character and appearance of the site and its setting within the local urban landscape. (Policy N1 of the Plan for Stafford Borough).

28. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

Informative(s)

1  The Local Planning Authority considers the proposal to be a sustainable form of development and that it complies with the provisions of the National Planning Policy Framework.
The applicants attention is drawn to the comments of the Police Architectural Liaison officer, Environment Agency, Environmental Health Officer, Arboricultural Officer, Biodiversity officer, Severn Trent Water and the Highway authority with regard to application 18/27849/FUL. All comments can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk).
Proposed Development At Police Headquarters
Cannock Road
Stafford
Staffordshire