



Civic Centre, Riverside, Stafford

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Dear Members

Planning Committee

A meeting of the Planning Committee will be held on **Wednesday, 22 April 2026** at **6.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** to deal with the business as set out on the agenda.

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.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Governance

PLANNING COMMITTEE - 22 APRIL 2026

Chairman - Councillor A Nixon

Vice-Chairman - Councillor S N Spencer

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.

	Page Nos
5 Planning Applications	3 - 52
6 Planning Appeals	53 - 61
7 Enforcement Matters - CONFIDENTIAL	62 - 68

The public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 7, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

Not for Publication Report of the Head of Economic Development and Planning (Items 7.1 - 7.3).

The Report is confidential due to the inclusion of information:

- *Relating to any individual.*
- *Which is likely to reveal the identity of an individual.*
- *Relating to any action taken or to be taken in connection with the prevention, investigation, or prosecution of crime.*

MEMBERSHIP

Chairman - Councillor A Nixon

B M Cross	A R McNaughton
P C Edgeller	A Nixon
A D Hobbs	M Phillips
J Hood	A J Sandiford
R A James	S N Spencer
R Kenney	

PLANNING COMMITTEE – 22 APRIL 2026

Ward Interest - Nil

Planning Applications

Report of Head of Economic Development and Planning

Purpose of Report

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

		Page Nos
22/36499/FUL	Land Adjacent To Cornwall Drive And Truro Way Off Baswich Lane Baswich	4 - 35
	The application was called in by Councillor M Phillips	
	Officer Contact – Richard Wood, Development Lead Telephone 01785 619324	
25/41444/ANX	6 Emery Drive, Great Haywood, Stafford	36 - 52
	This application was called in by Councillor A Cooper	
	Officer Contact – Elaine Harvey, Planning Validation Officer Telephone 01785 619537	

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: 22/36499/FUL

Case Officer: Tom Cannon

Date Registered: 24 January 2023

Target Decision Date: 21 March 2023

Extended To: 3 April 2026

Address: Land Adjacent to Cornwall Drive and Truro Way Off Baswich Lane, Baswich, Stafford, Staffordshire

Ward: Baswich

Parish: N/A

Proposal: Proposed Development of 9no. dwellings and associated infrastructure

Applicant: Inglewood Investment

Recommendation: Approve, subject to conditions and a legal agreement to secure a financial contribution towards the Cannock Chase SAC mitigation.

REASON FOR REFERRAL TO COMMITTEE

This application has been called-in to Planning Committee by Councillor Marnie Phillips (Ward Member for Baswich) for the following reasons:

“Inadequate infrastructure and impact on local amenities – oversubscribed doctors surgeries, lack of school places, busy road with a lack of crossing points, lack of adequate public transport, impact on highway safety, out of keeping with the character and appearance of the area/streetscene and lack of inclusion of any development in Stafford South East in the Stafford Borough Council Local Plan.”

CONTEXT

1. Site and surroundings

- 1.1 The application site is located in the Baswich area of Stafford, on the junction between Baswich Lane and Cornwall Drive. It comprises an irregular shaped parcel of grassland that extends to approximately 0.54 hectares in size. The site is flanked along its northern boundary by a row of mature trees, with further mature vegetation to its western and southern site boundaries.
- 1.2 To the north lies the West Coast Main Line, which sits within a cutting at a lower level to the application site. Further to the north beyond the railway line lies a substantial development of park homes known as Lodgefield Park, with industrial buildings to the northwest on the opposite side of Baswich Lane.
- 1.3 The carriageway and verge of Baswich Lane encloses the western site boundary, beyond which lies established residential development on Danta Way. The carriageway of Cornwall Drive and a cluster of existing residential properties enclose the southern and southeastern boundaries of the site respectively. Further residential development is located to the south on the opposite side of Cornwall Drive, separated from it by a row of mature vegetation.
- 1.4 The site is currently accessed via a footpath running along its southern boundary.
- 1.5 An existing hedgerow and established trees planting extend along the northern and western edges of the site, creating a natural buffer to both the highway and railway line. A metal security fence extends along the railway boundary and the southern boundary road to Cornwall Drive is defined by post and wire fencing. There is a gradual fall across the site from south to west and to the north, with the land falling away more steeply towards the railway line where there is a planted boundary.
- 1.6 The settlement boundary of Stafford runs along the carriageway of Cornwall Drive and Truro Way, enclosing the southern boundary of the site, whilst Lodgefields Park to the north is also defined as within a settlement boundary.
- 1.7 The designations affecting the site include:
 - Flood Zone 1;
 - Within 15km of Cannock Chase Special Area of Conservation (SAC);
 - Within 5km of Pasturefields Salt Marsh SAC.
 - Allocated as eastern access improvements - Between St Thomas Lane and Baswich Lane/Cornwall Drive.
- 1.8 The application site itself does not lie within a Conservation Area, nor is it subject to any other formal designations. There are no heritage assets in the vicinity of the application site.

2. Background

- 2.1 Outline planning permission for residential development including open space and access off Cornwall Drive was refused and an appeal dismissed in 2015 (Ref:14/20225/OUT) on the basis that the Council had, at that time, a five year housing land supply and the development of this unallocated greenfield site outside the settlement boundary was contrary to Policy 1 – Stafford Town of the Plan for Stafford Borough (TPSB) which sought to concentrate new residential development in sites within the urban area of Stafford.
- 2.2 Since the above appeal decision the revised National Planning Policy Framework (NPPF) has made changes to the way in which housing numbers are calculated. As a consequence, the Council accepts that its housing land supply has dropped below 5 years (3.65 years) as required by the NPPF. Consequently, the Local Authority's housing policies are now considered to be out-of-date and the 'tilted balance' set out in paragraph 11 of the NPPF is now engaged.
- 2.3 The application site comprises of land which had previously formed part of the protected route of the Stafford Eastern Bypass (Route C) or the 'Eastern Distributor Road' (EDR) a significant road improvement scheme proposed by Staffordshire County Council (SCC). However, SCC have confirmed that the proposed EDR has now been abandoned.

3. Proposal

- 3.1 This application seeks permission for the erection of 9 detached 2 and 3-bedroom properties, comprising of 5 x 3 bed, 2, x 2 bed and 2 x 2 bed with a flexible space. New vehicular accesses would be provided off Cornwall Drive and Truro Way. The scheme would comprise of 3 different house types referred to on the submitted plans as 'House types 2, 3 and 4', providing 7, 1.5 storey units (House types 2 and 3) and 2 single storey properties (House type 4). Each unit would provide open-market housing and benefit from at least 2 on-site parking spaces.
- 3.2 There would be a consistent contemporary design approach across the scheme, with all new dwellings having steep pitched roofs, projecting gables and chimneys. Incidental areas of green space and tree planting would abut the proposed turning head/private driveway, with a pedestrian link provided through the development to the existing footway on Baswich Lane to the west.
- 3.3 The scheme originally provided 2 dwellings which were positioned with their flank elevations facing Cornwall Drive. To provide an active frontage, the scheme has been amended deleting one of these units and replacing the other with 'house type 2' fronting onto Cornwall Drive.

4. Legislative framework

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The development plan comprises of The Plan for Stafford Borough Parts 1 and 2 2011-2031 (TPSB).

OFFICER ASSESSMENT – KEY CONSIDERATIONS

5. Principle of Development

- 5.1 The NPPF, sets out the Government’s planning policies for England and how they should be applied. It advises the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means the planning system has three overarching objectives (economic, social and environmental) which are interdependent and should be pursued in mutually supportive ways.
- 5.2 National legislation requires planning applications to be determined in accordance with an adopted Local Plan: *‘If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.’* (Planning and Compulsory Purchase Act 2004, 38(6)). The National Planning Policy Framework 2024 (“the NPPF”), published on 12 December 2024, is a material consideration of significant weight in determining planning applications. Paragraph 2 of the NPPF reflects the position of the Planning and Compulsory Purchase Act 2024.
- 5.3 On the basis of NPPF paragraphs 2 and 48 it is the position that Stafford Borough Council can use the Plan for Stafford Borough 2011-2031 (“the adopted local plan”) for decision-making purposes. The adopted local plan comprises:
- 5.4 It should be noted that the adopted (TPSB) has 6 years remaining through to 2031. The court of appeal in *Peel Investments v Secretary of State for Housing, Communities and Local Government [2020] EWCA Civ 1175* confirmed that the expiry of a local plan period does not automatically render the policies of a plan out-of-date. Therefore, Stafford Borough’s adopted Plan policies, including the Borough’s development strategy, must continue to be used for decision-taking.
- 5.5 The application site is located on land outside of the settlement boundary identified in the adopted TPSB. Therefore, based on the TPSB and Spatial Principle 7 the principle of new development in this location is not appropriate, as it is outside of the settlement boundary for Stafford Town.

- 5.6 Notwithstanding the above, the updated NPPF applies a new standard methodology to calculate the local housing need. This new methodology has resulted in the Local Housing Need target for Stafford Borough increasing from 358 dwellings per year to 749 dwellings per year, and the housing provision of the adopted Plan's Spatial Principle 2 for 500 dwellings per year has therefore been superseded. This increase has resulted in a reduction of the Council's 5-year land supply to 3.37 years, based on year end data at 31 March 2025.
- 5.7 As the Council can no longer demonstrate a 5-year housing land supply and the afore mentioned housing policies in the TPSB are out of date, the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is now engaged. For decision taking this means that planning permission should be granted unless the proposal affects a protected area (not relevant to this case); or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 5.8 Given the above, the first paragraph of Spatial Principle 7 from the TPSB and Policy SB1 from Part 2 of the TPSB carry less weight in relation to new housing development, concerning settlement boundaries including at Stafford. Moreover, the provision of 9 new dwellings adjacent to Stafford but beyond the settlement boundary is at an appropriate scale for Stafford as the existing settlement, which is at the top of the sustainable settlement hierarchy in TPSB.
- 5.9 Given the above considerations, the development is considered acceptable within the context of Spatial Principle 7 criteria (a) (adjacent to an existing settlement) and (b) (is of an appropriate scale to the existing settlement). In addition, the site is located in a highly sustainable location in terms of accessibility, with a range of services and facilities within a reasonable walking distance i.e. supermarket, pharmacy, doctors' surgery, primary school and shops all around 1km from the site. There is also an hourly bus service to the centre of Stafford/Lichfield from nearby bus stops, adding to the sustainability credentials of the site. Moreover, the site has an above average score (56) using the new Connectivity Tool created by the Department for Transport.
- 5.10 It now turns to assess whether any adverse impacts of the proposed development would significantly outweigh the benefits, when assessed against the policies of the NPPF taken as a whole, with the 'Planning balance' section of this report providing a conclusion on this assessment.

Policies and Guidance: -

National Planning Policy Framework

Sections 2 and 4

The Plan for Stafford Borough 2011-2031

SP1 (Presumption in Favour of Sustainable Development)

SP2 (Stafford Borough Housing and Employment Requirements)

SP3 (Sustainable Settlement Hierarchy)

SP4 (Stafford Borough Housing Growth Distribution)

SP7 (Supporting the Location of New Development)

SB1 (Settlement Boundaries)

6. Character and Appearance of the area.

- 6.1 Policy N1 of TPSB sets out design criteria including the requirement for design and layout to take account of local context and have high design standards.
- 6.2 Policy N8 advises development proposals must be informed by, and be sympathetic to landscape character and quality, demonstrated through local site-specific assessments. Development should demonstrate that proposals with landscape and visual implications, should protect, conserve and, where appropriate, enhance:
- a) The elements of the landscape that contribute to the local distinctiveness of the area (including heritage assets, cultural character and biodiversity);
 - b) Historic elements of the present-day landscape that contribute significantly to landscape character.
 - c) The setting and views of or from heritage assets
 - d) The locally distinctive pattern of landscape elements such as woodland, streams, hedgerows, trees, and field boundaries.
- 6.3 The NPPF further advises, in paragraph 131, the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the design process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 6.4 The application site comprises of an irregular shaped parcel of grassland which is enveloped by existing residential development to the south, east and west and the main West Coast Railway Line to the north. Given its urban setting and the fact that this green space is not specifically designated or protected by policy, its development for housing would not be at odds with the prevailing and underlying character of the area.
- 6.5 In terms of layout, the proposed dwellings to be positioned along the Cornwall Drive site frontage would roughly follow the alignment of existing properties in the street, with the remaining dwellings on the rear part of the site arranged in an elongated alignment following the railway line. As such, the layout of the development would respect the prevailing pattern of development in the area.
- 6.6 Existing properties in surrounding streets primarily comprise of modern 2 storey dwellings. The introduction of contemporarily designed single and 1.5 storey properties dwellings would therefore respect the scale and appearance of existing development in the locality. By providing a dual aspect dwelling on plot 1 and incorporating detail in the rear facing elevations of plots 8 and 9 facing the street, the proposal would provide an active frontage to Cornwall Drive. As plot 7 would front directly onto Truro Way it would respect the prevailing character of the streetscape.
- 6.7 In respect of connectivity, the scheme would provide links through to the existing footways on Baswich Lane to the west and Cornwall Drive to the east. As such, potential future occupiers would have a range of potential options to access existing services and facilities in the locality.
- 6.8 The submitted soft landscaping scheme would provide shared green spaces, together with new tree and hedgerow planting within and along the boundaries of the site. These landscape features and private garden areas would give the development a verdant appearance and contrast with the higher density existing development further to the south. The precise details of the soft landscaping scheme can be secured via condition, to ensure that an appropriate planting mix is provided and delivers the necessary biodiversity mitigation measures set out in the submitted Preliminary Ecological Appraisal. All existing landscaping along the northern boundary with the railway line would be retained and protected in accordance with the updated Tree Survey, the details of which can again be secured by condition.

Policies and Guidance: -

National Planning Policy Framework

Section 12

The Plan for Stafford Borough 2011-2031

N1 (Design),

N8 (Landscape Character)

Supplementary Planning Document (SPD) - Design

7. Amenity

- 7.1 Policy N1 requires the design and layout of development to take account of noise and light implications and amenity of adjacent residential properties.
- 7.2 The NPPF advises, at paragraph 135, planning decisions should ensure that development creates places with a high standard of amenity for existing and future users.
- 7.3 The main West Coast Railway Line is situated in a cutting directly to the north of the site and without appropriate mitigation, could potentially have an adverse impact on future occupiers of the site in terms of noise and vibrations generated by trains on the railway line. To address any noise impacts, an Acoustic Report (AR) has been submitted which recommends that a 2-2.5m high acoustic barrier is installed along the railway line boundary and high performance acoustic glazing is installed to habitable rooms.
- 7.4 Even with the acoustic barrier in place, the AR confirms that even when windows are open to provide relief from overheating, maximum internal noise levels during the night are still likely to result in significant adverse impacts on future occupants. To avoid this, the AR confirms that either bedrooms should not be located on the rail facing facade of the buildings or a boost mode/additional ventilation system be provided to habitable rooms to negate any overheating where this may occur. Mechanical cooling could also be installed in the most affected properties/ rooms facing the railway line, to avoid the need to open windows for thermal comfort. The applicant has confirmed that the latter will be deployed for plots 2, 3, 4, 5 and 7, as these units have bedroom windows facing the railway line. These mitigation measures are agreed by the EHO and can be secured via condition.

- 7.5 It is acknowledged that the gardens for plots 2-7 will back onto the railway line. Additional supporting information has been provided by the applicant's noise consultants in the form of a report assessing potential rail noise within the gardens of the proposed development. As set out in the Acoustics Report, measured noise levels on the exposed undeveloped site were between 61 and 66 dB LAeq,1hour during the daytime. With the acoustic barrier in place, the report confirms that this attenuation measure would lead to a reduction in rail noise level of between 8 to 9 dB within the proposed gardens. Typical noise levels attributable to train noise with the attenuation noted above are therefore expected to be in the region of 52 to 58 dB LAeq,1hour.
- 7.6 In general, residential developments would be designed such that the steady noise level in external amenity areas (such as private gardens) does not exceed 50 dB LAeq,T, with 55 dB LAeq,T being acceptable in noisier environments. This is based on guidance given in BS 8233 and is also in line with recommendations given in the World Health Organization (WHO) Guidelines for Community Noise. The Environmental Health Officer (EHO) agrees with the methodology used in the updated noise report to determine the proposed barrier attenuation, that is that formation will likely result in attenuation of between 8 – 9 dB resulting in a residual noise likely to be between 52 – 58 which includes part of the range above the upper limit of 55 dB as outlined in BS8233 (Paragraph 7.7.3.2). As such, the EHO raises some initial concerns about the impact of the development on the amenity of the gardens backing onto the railway line. However, BS8233 recognises that this upper guideline may not be achievable in noisier conditions and in this instance no further attenuation measure is likely to be reasonable or practicable. Taking this into account, and the range of values for sound levels in garden spaces after attenuation, on balance the EHO raises no objections to the proposal on this basis.
- 7.7 Turning to the impact from vibrations, the applicant has submitted a Screening Vibration Assessment (SVA) which included carrying out surveys at a position considered representative of the nearest proposed dwelling to the railway line, during a typical daytime period that included both passenger and freight services. These surveys identified that the vibration dose value (VDV) are significantly below the levels of exposure where an effect on health or quality of life can be determined. As such, no specific vibration mitigation measures are required. The EHO raises no objections to the application in respect of the impact of vibrations from the railway line on potential future occupiers.
- 7.8 In terms of the relationship between the proposed dwellings, initial concerns were raised regarding principal windows in the new properties directly facing each other/overlooking the footway. Amended plans have been received providing appropriate separation distances between units 1, 8 and 9.

- 7.9 Separation distances between facing principal windows to plots 1 and 2, 3 and 8, 4 and 9 range between 17.85m to 19.39m. Whilst the Supplementary Planning Document on Design (Design SPD) suggests 21m for direct outlook in such instances the proposal is nevertheless considered to be acceptable taking account of the offset angle between the properties, outlook being over the access road and the separation distances achieved.
- 7.10 The private amenity spaces accord with guidelines in the Design SPD. The internal layouts of the properties would also accord with the Nationally Described Space Standards.
- 7.11 In respect of the relationship between the proposed development and existing dwellings in Cornwall Drive/Truro Way, given their modest scale and relationship to these properties, the development would not significantly impact on the outlook from, or level of daylight/sunlight received to existing dwellings in Cornwall Drive/Truro Way. Similarly, a combination of the position of the main principal windows in the new dwellings away from neighbouring dwellings and the intervening boundary treatments (both existing and proposed) would ensure that there would be no undue overlooking of existing properties. Thus, despite concerns being raised from nearby occupiers, it is not considered that the development would adversely impact on the living conditions of existing residents in terms of outlook, daylight, sunlight and privacy.

Policies and Guidance: -

National Planning Policy Framework

Paragraph 135

The Plan for Stafford Borough 2011-2031

Policy N1 (Design)

Supplementary Planning Document (SPD) – Design

8. Access and Parking

- 8.1 Policy T2 states that all new development must have a safe and adequate means of access and internal circulation; not have unacceptable highway safety impacts and provide sufficient parking provision. Paragraph 115 of the NPPF confirms that planning decisions should provide safe and suitable access to the site for all users, with paragraph 116 stating that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- 8.2 New vehicular accesses would be provided off Cornwall Drive and Truro Way, with the former serving plots 1, 2, 3, 4, 5, 6, 8 and 9 via a new internal turning head and private driveway. These access arrangements would enable vehicles associated with these plots to park and maneuver before exiting the site in a forward gear. Appropriate visibility splays would also be provided in both directions for vehicles emerging from the new access onto Cornwall Drive. Although there would be no on-site turning area for plot 7, this is the case with all existing properties in Truro Way and, as such, drivers will be aware of vehicles reversing out of driveways and proceed more cautiously. As such, it is not considered that this arrangement would adversely impact on highway safety in the area. Consequently, safe and suitable access to the site would be secured, in accordance with paragraph 115 of the NPPF.
- 8.3 It is understood that the main turning head off Cornwall Drive would be constructed to adoptable standards, meaning that both refuse, and emergency vehicles can access the site where bins can be collected at the end of the private driveway. A condition is recommended, requiring details of bin collection points to be provided on site.
- 8.4 Concerns have been expressed by local residents regarding increased congestion on Cornwall Drive/Baswich Lane from the additional vehicle movements associated with the scheme. Given that the proposal would only provide 9, 2 and 3-bedroom dwellings, the potential increase in vehicle movements would be modest and is unlikely to have a significant impact on the transport network in terms of capacity and congestion.
- 8.5 In respect of parking facilities, each unit would have at least 2 on-site parking spaces which would accord with the Council's parking guidelines for 2 and 3 bedroom dwellings.
- 8.6 Turning to construction works, officers are confident that the temporary impact of construction can be appropriately managed through the use of a Construction Management Plan which can be secured through an appropriately worded planning condition, as part of any planning approval.
- 8.7 Overall, notwithstanding the concerns raised by local residents, officers are satisfied that, subject to the afore mentioned conditions, safe and suitable access can be provided, and the modest increase in vehicle movements associated with the development would not have an adverse impact on highway safety in Cornwall Drive/Truro Way or Baswich Lane. Appropriate parking facilities would also be provided. As such, it would accord with Policy T2 of the TPSB and paragraphs 115 and 116 of the NPPF.

Policies and Guidance: -

National Planning Policy Framework

Paragraphs 115 and 116

The Plan for Stafford Borough

T1 (Parking and Manoeuvring Facilities)

T2 (Parking and Manoeuvring Facilities)

9. Ecology and Biodiversity

- 9.1 Policy N4 states that the natural environment will be protected and that new development where damage to the natural environment is unavoidable must provide appropriate mitigation. The policy further requires that natural habitats and species in the locality are protected.
- 9.2 Policy N1 requires development to retain significant biodiversity and landscaping features and create new biodiversity areas. To comply with the guidance contained within the Framework and the Council's biodiversity duty new development must demonstrate that it will not result in the loss of any biodiversity value of the site.
- 9.3 There are no Statutory or Non-Statutory Nature Conservation Sites within or adjacent to the site. A Preliminary Ecological Appraisal (PEA) has been submitted with this application which confirms that the site is of 'low ecological value' consisting of a semi-improved grassland with surrounding hedges of moderate ecological value. The features of highest ecological value within the development site are the boundary trees and hedges. It also confirms that there is no evidence of badger use of the site, is of low suitability for Great Crested Newts, therefore no further surveys are required, and the site is of moderate suitability for reptiles. The PEA also confirms that trees and hedges within and at the boundary of the survey site are suitable for bird nesting. Site clearance should be undertaken outside of the bird breeding season (mid-March to mid-August) or undertaken under ecological supervision if trees/shrubs to be removed.
- 9.4 The Biodiversity Officer (BO) agrees with the conclusions of the PEA, subject to the existing trees on the site being retained and protected during construction works, the implementation of the proposed sedum roofs and new tree and native hedgerow planting indicated on the submitted soft landscaping plans, a three-metre buffer of grassland should be left uncut around the site perimeter so that habitat remains for any reptiles / amphibians that may be present. This will ensure that there will be no loss of any biodiversity value of the site in accordance with Policy N1 of TBSB, subject to the mitigation measures in the PEA being adhered to via a compliance condition. As the application was submitted before the 12th February 2024, it is not required to deliver a 10% increase in BNG.

Policies and Guidance: -

National Planning Policy Framework

Section 15

The Plan for Stafford Borough

N1 (Design)

N2 (Climate Change)

N4 (The Natural Environment and Green Infrastructure)

N5 (Sites of European, National and Local Nature Conservation Importance)

10. Cannock Chase Special Area of Conservation (SAC)

- 10.1 Policy N6 states that development which has a direct or indirect adverse impact upon the integrity of the Cannock Chase SAC, and the effects cannot be mitigated, will not be supported. Policy N6 also sets out that any development leading to a net increase in dwellings within a 15km radius of the Cannock Chase Special Area of Conservation (SAC) will be deemed to have an adverse impact on the SAC unless or until satisfactorily avoidance and/or mitigation measures have been secured. The Council has adopted guidance acknowledging a 15km Zone of Influence and seeking financial contributions for the required mitigation from residential developments within the 0-15km zone. The proposal lies within the 15km buffer of the Cannock Chase SAC, as such a financial contribution is required.
- 10.2 Under the provisions of the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority as the competent authority, must have further consideration, beyond the above planning policy matters, to the impact of this development, in this case, due to the relative proximity, on the Cannock Chase SAC. Therefore, in accordance with Regulation 63 of the Regulations, the Local Planning Authority has undertaken an Appropriate Assessment. The Council's Appropriate Assessment (AA) concludes that the mitigation measures identified within the Council's Development Plan for windfall housing sites, will address any harm arising from this development to the SAC. The financial contribution can be secured either through a Unilateral Undertaking (UU) or a S111 Agreement.

Policies and Guidance:

National Planning Policy Framework

Paragraphs 194-195

The Plan for Stafford Borough 2011-2031

N6 (Cannock Chase Special Area of Conservation (SAC))

11. Flooding/drainage

- 11.1 The site lies in flood zone 1, land with a low flood risk. The updated Flood Map for Surface Water shows that the site is not affected by surface water flooding. The surface water drainage strategy includes a gravity based, piped surface water network which conveys surface water to the western site boundary where a connection to an existing SWS is sought at a restricted rate of 2.5 l/s. To achieve the restricted rate of discharge, attenuation of 200m³ is proposed in the form of an attenuation tank. Permeable paving is specified in private driveways and roads within the site. The SuDS simple index has been compiled to demonstrate that the use of permeable paving provides adequate levels of treatment.
- 11.2 Although the site may allow for infiltration, the site lies adjacent to a main railway line and Network Rail (NR) have indicated that the use of infiltration to dispose fully of surface water generated by the proposed development would not be suitable within 30m of their boundary. As such, the LLFA have confirmed that they would not require the applicant to undertake BRE-365 Infiltration testing as most of the site lies within 30m of the network rail boundary. They have also requested that permeable paving included within the detailed design stage should be tanked and discharged back into the main drainage system. Therefore, subject to a pre-commencement condition requiring the submission of the final detailed surface water drainage design, it is considered that the proposal would not increase flood risk on the site or surrounding land as required under paragraphs 181 and 182 of the NPPF.
- 11.3 To ensure that appropriate facilities for the disposal of foul water are provided, as requested by Severn Trent Water, a pre-commencement condition is recommended requiring details of foul water drainage.

Policies and Guidance:

National Planning Policy Framework

Paragraphs 181-182

The Plan for Stafford Borough 2011-2031

N2 (Climate Change)

12. Planning Balance

- 12.1 As the Council can no longer demonstrate a 5-year housing land supply and the afore mentioned housing policies in the TPSB are out of date, the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is now engaged. For decision taking this means that planning permission should be granted unless the proposal affects a protected area (not relevant to this case); or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 12.1 In addition, the development would be adjacent to the Stafford settlement boundary and is at an appropriate scale for Stafford as the existing settlement which is at the top of the sustainable settlement hierarchy of the TPSB. Therefore, it is considered acceptable within the context of Spatial Principle 7 criteria (a) (adjacent to an existing settlement) and (b) (is of an appropriate scale to the existing settlement). In addition, the site is located in a highly sustainable location in terms of accessibility, with a range of services and facilities within a reasonable walking distance. It also has an above average score (56) using the new Connectivity Tool created by the Department for Transport. These factors count in favour of the scheme.
- 12.2 For the reasons set out in the main body of the report, the proposal would preserve the character and appearance of the area, providing an appropriate living environment for existing and proposed residents, not have a significant impact on highway safety, biodiversity or increase flood risk on the site or surrounding land. No adverse impacts have been identified in this case. Therefore, applying the tilted balance in paragraph 11(d) of the NPPF, the benefits of the scheme clearly outweigh the adverse impacts, and permission should therefore be granted, subject to conditions.

13. Other Matters

- 13.1 The Definitive Map of Public Rights of Way for Staffordshire shows no public rights of way crossing the application site. Nor has Staffordshire County Council received any application to add to or modify the Definitive Map of Public Rights of Way in the vicinity. The Rights of Way Officer advises that an informative note is attached to any approval, making the applicant aware that if there is any currently unrecognised public right of way on the land, the applicant should pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

- 13.2 There is however a non-defined footway to the east of the site which links Cornwall Drive with Truro Way. The development would not directly impact on this footway, other than a new pedestrian link being provided from the development into this established footpath, enhancing connectivity for future residents of the scheme to the surrounding footway network. Whilst residents have raised concerns that the new vehicular accesses would obstruct the existing pedestrian footway on Cornwall Drive/Truro Way, these vehicle crossings would not prevent the public from utilising these footpaths.
- 13.3 Although the land is a greenfield site and there is no evidence of any historic uses which may indicate that the site may be contaminated, the EHO has requested that a Phase 1 Contamination Report is provided. Given the above factors, it is considered reasonable to impose a pre-commencement condition requiring the submission and approval of a Phase 1 Contamination Report.
- 13.4 As the proposal includes works which could impact the existing operational railway, a BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and NR. The developer will be liable for all costs incurred by NR in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA is a separate process to this application for planning permission, and an informative note is recommended, advising the applicant of their obligations under the BAPA.

CONSULTATIONS

(Latest comments summarised. All comments can be viewed on the Council's public access website)

Strategic Planning and Placemaking

Response dated 20 November 2025

The proposed new housing development of 9 new dwellings adjacent to Stafford and beyond the settlement boundary is at an appropriate scale for Stafford as the existing settlement, which is at the top of the sustainable settlement hierarchy of the adopted Plan for Stafford Borough 2011-2031. Therefore, it is considered acceptable within the context of Spatial Principle 7 criteria (a) and (b). It is noted that Stafford Borough Council does not have a 5 year housing land supply and the adopted Plan is more than 5 years old meaning that the NPPF paragraph 11 presumption in favour of sustainable development applies.

Taking into account NPPF paragraph 11 and the full weight of Spatial Principle 7 criteria (c) to (e) at this stage the planning policy position is to support this proposal development provided any education and Cannock Chase SAC contributions have been addressed by the applicant, and this being alongside other material considerations that will be taken into account in the overall planning balance in determining the application. Therefore, the advice provided is the Planning Policy perspective and DM Officers will take a balanced approach to decision-making.

Biodiversity Officer

Response dated 15 May 2025

Concurs with the findings of the submitted Preliminary Ecological Appraisal.

All wild birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981. This means that roofing and renovation works should not be undertaken in the nesting season (March to August), unless it can be demonstrated by the developer that breeding birds will not be affected. This can be done by requesting a method statement for protection / avoidance of nesting birds as a condition – this may include timing of work, pre-work checks, avoiding nesting areas etc.

Prior to site clearance, grass should be cut to a height of 120mm. This should be undertaken under supervision of an ecologist. If any reptiles / amphibians or other animals are encountered at this time they will be removed from danger and taken to a place of safety by the ecologist. The grass can then be close-mown, although a three-metre buffer of grassland should be left uncut around the site perimeter so that habitat remains for any reptiles / amphibians that may be present.

The trees and hedges surrounding the site are ideal habitat for bird nesting. It is recommended that these trees be protected and retained within the proposed development. The Boundaries Plan 3603 04A indicates that native hedgerows will be planted along the house boundaries. The Soft Landscaping Plan 3603 06B indicates new tree planting and sedum roofs. These measures along with the recommendations below should provide a net gain.

Reptile habitat should be created on site, planned into the site design, on a south facing area adjacent to the railway line. This area should incorporate uncut grassland, mown annually in late July, south facing log piles, a wildlife pond and open compost heaps.

It is recommended that any fencing installed on the site should contain at least 1 gap per run at its base measuring 13cm by 13cm. The gaps should be arranged to allow free movement to hedgehogs throughout the site.

Nest boxes should be installed on each new house, focusing on House Martins. At least two double nest cups for house martins should be erected on each new building. WoodStone House Martin Nest – Double nest cups for house martins are recommended. The first-place house martins will prospect will likely be the apex; the next favoured positions are open eaves and soffits/eaves. North, east and west aspects are best, not southern.

2x house sparrow terrace nest boxes should also be installed in appropriate locations – possibly on mature trees retained on site.

It is important that the proposed development should demonstrate a Net Biodiversity Gain, in accordance with National Planning Policy Framework.

Environmental Protection Lead Officer

Response dated 20 March 2026

The content of the vibration impact assessment is noted, the details of which are accepted. The report updates the noise characteristics at the site the findings of which are accepted and proposed mitigations previously recommended remain.

Response dated 27 January 2026

I write as part of re-consultation in the above proposed development, in review of a further report dated 2 January 2026 from Cundall relating to the impact of proposed noise attenuation measures – through creation of a 2 – 2.5m high barrier wall – on the residual noise on garden users.

I agree with the methodology that was used to determine the proposed barrier attenuation, that is that formation will likely result in attenuation of between 8 – 9 dB resulting in a residual noise likely to be between 52 – 58, which includes part of the range above the upper limit of 55 dB as outlined in BS8233 (Paragraph 7.7.3.2). We therefore have some concerns about the impact of the development on the amenity of the garden use and therefore the long term sustainable use of the proposal.

However, BS8233 recognises that this upper guideline may not be achievable in noisier conditions and in this instance no further attenuation measure is likely to be reasonable or practicable. Taking this into account, and the range of values for sound levels in garden spaces after attenuation, no further comment on this area is made.

Response dated 18 November 2025

The proposal should be supported by a phase 1 Desktop Land Contamination Risk Report and a vibration assessment report. Although the content of the acoustic report Ref:TWB-CDL-XX-XX-RP-AS-45200 is noted, it identifies that rail noise is capable of impacting occupants of the proposed and recommends mitigations. There is no consideration or recommendation with regard to the impact upon garden areas of the proposed, the use of gardens should be considered.

The acoustic report recommends that a 2.0 to 2.5 m high barrier be installed along the rail line boundary and appropriate glazing provided to habitable rooms. Ventilation to habitable rooms within dwellings should be provided through means of a mechanical ventilation heat recovery (MVHR) system. To avoid issues with overheating, subject to an assessment (by others) to determine dwellings that may be affected, one or all of the following mitigation measures could be employed:

- Bedrooms should not be located on the rail facing façade of the buildings;
- A boost mode or additional ventilation system be provided to habitable rooms to negate any overheating where this may occur;
- Mechanical cooling could be installed in the most affected buildings/ rooms to avoid the need to open windows for thermal comfort.

Noise from the railway is shown to be very likely to adversely impact upon occupants. The use of unopenable glazing is not a preferred option especially to bedrooms where night time noise is significant. To achieve the minimum standards all of the recommendations including the specified acoustic fence(s) should be implemented.

The internal and external mitigations should be regulated by planning condition and be validated upon completion.

Housing Partnerships and Performance Officer

Response dated 6 November 2025

As the development is only for 9 dwellings, no affordable housing contribution would be required.

Design Advisor

Response dated 27 October 2025

Following revisions, the design proposals for the development is now supported, subject to conditions regarding external materials, fenestration details and boundary treatments.

Sport and Outdoor Leisure

Response 17 June 2025

The reduction in the number of planned dwellings to 9. Now takes it below the threshold of 10 dwellings, and no contributions are therefore required.

Local Lead Flood Authority

Response dated 4 June 2025

No objections, subject to a condition to ensure that the full detailed drainage design; management and maintenance plan and surface water management plan is submitted for approval.

Severn Trent Water

Response dated 6 March 2023

No objections, subject to conditions regarding foul and surface water disposal.

Tree Officer

Response dated 6 June 2024

An Arboricultural Impact Assessment is required to fully assess the impact on existing trees and landscape features on the site.

Highways Authority

Response dated 7 January 2026

The proposed site is currently on land to the north of Cornwall Drive and east of Baswich Lane with the main vehicular access off Cornwall Drive.

The application was originally refused by Highways as the area of land of the proposed development, was on the protected route of the Stafford Eastern Bypass (Route C) which ran within the red edge of this proposal. However, in October 2025 this route protection was removed by the Highways Authority

The proposed access for 8 properties, from the development, is to be taken off Cornwall Drive, shown on drawing no 3603-02 Rev E. The access is to provide footway connectivity into the development from Cornwall Drive. The drawing also appears to demonstrate that visibility splays of 2.4m x 41m, required for vehicles travelling at 30mph are achievable. The remaining single property is accessed from Turo Way and drawing no 3603-02 Rev E again shown the appropriate access and visibility splays.

The existing footpath/cycleway on Cornwall Drive and Baswich Lane provide the site with the connectivity to the local amenities and services

The parking plan shows each property has 2 parking spaces which meets the Borough Council Parking Standards for the proposed 3-bedroom properties.

No objections, subject to conditions regarding the completion and surfacing of the access and the provision of the requisite visibility splays.

Schools Organisation Team

Response dated 29 October 2025

As the development is proposing less than 10 dwellings, no education contribution is being sought for this application.

Definitive Map and Spatial Information Officer

Response dated 28 May 2025

The Definitive Map of Public Rights of Way for Staffordshire shows no public rights of way crossing the application site. Nor has Staffordshire County Council received any application to add to or modify the Definitive Map of Public Rights of Way in that vicinity.

The possibility of the existence of a currently unrecognised public right of way, makes it advisable that the applicant pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.

Network Rail

Response dated 28 May 2025

An interface with Network Rail (NR) is required for this proposal and the applicant is advised that NR will need to agree and supervise this proposal, and no works are to take place until agreed with NR. Consideration needs to be given to measurements to railway tracks and railway boundary, applicants obligations for works close to the railway line, RAMS, fencing, health and safety, lighting, potential encroachment on NR land, drainage, and access to railway land.

Natural England

Response dated 17 May 2024

No objection, subject to securing appropriate mitigation to offset the impact on the Cannock Chase SAC.

CPRE

Response dated 8 March 2023

Although it is regrettable that no affordable housing is being provided, the proposal provides a sensitive development which is well-designed and prevent the implementation of the Stafford Eastern Bypass which CPRE supports.

Police Designing Out Crime Officer

Response dated 27 February 2023

No objections. Although there will be no through road permitted through the developed, the existing footpath along the southern boundary of the development site will be retained, providing access to the existing residential properties, as well as the new development. A pedestrian access will be created from Baswich Lane to ease accessibility for the residents. This will also be used by locals, using it as a short cut. It is recommended active rooms face the footpaths, to allow for natural surveillance. The footpaths are not Public Right of Ways, but may be well used by the locals. The footpaths should have uniform street lighting, to provide pedestrians safe passage along their journey.

The perimeter hedge will take some time to establish to form a secure 1.8m boundary for each property. It is recommended that a 1.8m solid boundary treatment is also installed, to provide privacy as well as a secure boundary whilst the hedges fully establish. The presence of the additional boundary treatment will also act as an additional barrier if the hedge was to see any damage in the future, and prevent gaps appearing along the perimeter.

The side of the properties shows a 1.8m close boarded fence. This should also incorporate a 1.8m closed boarded gate, allowing access to the rear of the property, for garden maintenance. This gate should have a double sided lock, to permit access from the front of the property if required, and safely lock the gate when departing i.e. for cyclists or private garden maintenance team. It is recommended that the gate is installed near the front of the property, thereby eliminating any possible places for individuals to hide, as well as increasing the natural surveillance of the gate, and increasing the possibility of any possible criminals of being seen and caught.

Staffordshire Fire and Rescue

Response dated 15 February 2023

Appropriate supplies of water for fire fighting and vehicle access should be provided.

Neighbours (62 consulted):

56 responses received raising the following objections:

- Noise and vibrations to residents due to proximity of railway line and insufficient mitigation proposed;
- Increased noise from open market housing when compared from previous proposal for over 65s housing;
- Loss of light/outlook/privacy to adjacent residential properties;
- Loss of green space which provides visual buffer between existing development and the railway line;
- Adverse impact on the character and appearance of the area/amenity of users of the adjacent footpath;
- Block existing footway endangering pedestrian safety;
- Insufficient local infrastructure (i.e. doctors, schools, dentists oversubscribed) to cater for additional demand from the development combined with other recent approvals for new housing in the area;
- Would be prudent for the Council to safeguard the route of the distributor road for future use/allow for remediation works to railway/nearby bridges;
- Increase traffic congestion on Baswich Lane/adversely impact on highway safety;
- Insufficient parking provision proposed;
- Adverse impact on wildlife/ecology;
- Concerns regarding construction noise/traffic;
- Flooding/drainage concerns;
- Potential increase in crime opportunities;
- Unsustainable location with limited public transport options;
- Boundaries of nearby houses incorrectly shown on submitted plans;
- Development contrary to the local development plan;
- Planning permission previously refused for residential development on the site.

6 responses received raising the following support:

- There is a national shortage of housing;
- Utilises an underused area in the town.
- We would be interested in buying one of the new homes;
- Well-designed scheme,
- The development will put an end to the relief road proposals.

PUBLICITY

Site Notice expiry date: 6 March 2022

Advert expiry date: 8 March 2022

RELEVANT PLANNING HISTORY

14/20225/OUT – Residential development and provision of open space (outline) with only details of access to Cornwall Drive – refused and appeal dismissed 20 June 2015

RECOMMENDATION

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

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. The development authorised by this permission shall be carried out in complete accordance with the following drawings and specifications, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

Drawing No 3603-06D - Landscape Strategy Soft Landscaping Plan (received 17 October 2025)

Drawing No 3603-05D - Landscape Strategy Hard Landscaping Plan (received 17 October 2025)

Drawing No 3603-04D - Boundaries Plan (received 17 October 2025)

Drawing No 3603-09D - House Type Key Plan (received 16 January 2026)

Drawing No 3603-07D - Materials Plan (received 17 October 2025)

Drawing No 3603-02E - Site Plan (received 17 December 2025)

Tree Report (Received 23 May 2025)

Surface Water Drainage Strategy by Waterman Ref: WIE21215 (received 17 October 2025)

Drawing No 3603-01D - Location Plan (received 2 February 2023)

Noise Survey and advice Ref: TWB-CDL-XX-XX-RP-AS-45200 A (received 6 October 2022)

Preliminary Ecological Appraisal (received 6 October 2022)

Acoustic Fence Section Ref: 3603-21A (received 6 October 2022)

Drawing No 3603-11 Rev A - House Type 2 (received 16 January 2026)

Drawing No 3603-15 - House Type 2 (received 16/01/2026) Drawing No 3603-12 - House Type 3 (Brick) (received 6 October 2022)

Drawing No 3603-12 - House Type 3 (Render) (received 6 October 2022)

Drawing No 3603-14 Rev A - House Type 4 (received 16 January 2026)

Screening Vibration Assessment by Cundall Ref: CDS-CDL-22-XX-T-AS-45150 dated 4 March 2026

Design Note by Cundall Ref: TWB-CDL-XX-XX-DN-AS-45201 dated 2 January 2026

3. Notwithstanding any description/details of external materials in the application documents, no construction works above ground shall be commenced until precise details or samples of the materials to be used in the construction of the external wall(s) and roof(s) of the building(s) and hard surfacing details have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved details.
4. Notwithstanding any description/details within the application documents no windows, doors, or rooflights, shall be installed until a full specification of design materials, and colour finish, has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved details.

5. The dwellings hereby permitted shall not be occupied until precise details of the species, mix, plant supply sizes and numbers of all trees, hedgerows and sedum/grassland mix as shown on the approved soft landscaping plan Ref: 3603-06D - Landscape Strategy Soft Landscaping Plan have been submitted to and agreed in writing by the local planning authority. The soft landscaping works shall be carried out as agreed in the first planting season following first occupation of the dwellings or within 12 months of the commencement of development, whichever is sooner. Any planting, seeding or turfing which within a period of five years after implementation, is removed, dies or becomes seriously damaged or defected shall be replaced as soon as reasonably practicable with others of a similar species, size and number as originally agreed.
6. No development shall be commenced unless and until a final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority.

The final design shall conform to the design detail summarised in the Surface Water Drainage Strategy Document for Cornwall Drive, Stafford - WIE21215, February 2025.

The design shall further demonstrate:

- A surface water drainage system designed in accordance with the non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Restricted discharge rate of 2.5 l/s to the surface water sewer in the adjacent highway.
- Attenuation storage to achieve restricted rate.
- The inclusion of permeable paving systems in private driveways and roads.
- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.
- Performance calculations shall demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100-year plus climate change return periods.

The hydraulic modelling design shall use FEH Rainfall Data and shall apply a 40% allowance upon rainfall to model the impact of climate change.

- A plan showing the total impermeable/ permeable areas of the development layout shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model.

The total impermeable area of the Site shall be increased by a factor of 10% to include the impact of urban creep over the lifetime of the development.

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

- Finished floor levels shall be set 150mm higher than ground levels to mitigate the risk from exceedance flows (i.e., blocked gullies etc). In all cases, the surrounding ground level shall slope away from the finished floor level of properties and any entrances to mitigate against the risk of surface water inundation
- Provision of an acceptable management and maintenance plan to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

To include the name and contact details of the body(-ies) responsible.

- Provision of an acceptable surface water management plan (SWMP) plan to ensure that surface water runoff and contamination is temporarily intercepted, stored, treated, and discharged from the site during any demolition and/ or construction phases.

The development shall thereafter be implemented in accordance with the approved details.

7. The development hereby permitted shall not commence until drainage plans for the disposal of foul water flows have been submitted to and approved by the Local Planning Authority. The approved foul drainage scheme shall be implemented in accordance with the approved details before the development is first brought into use.
8. No development or preparation works shall take place on Site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The approved CMP shall be adhered to throughout the construction period and shall include:
 - a) parking for vehicles of site personnel, operatives and visitors,
 - b) loading and unloading of plant and materials,
 - c) storage of plant and materials used in constructing the Development,
 - d) programme of works (including measures for traffic management),
 - e) provision of boundary security hoarding behind any visibility splays,
 - f) wheel washing facilities,

- g) measures to control the emissions of dust and dirt during construction,
 - h) a scheme for the recycling/disposing of waste resulting from construction works,
 - i) hours of operation,
 - j) details of any horizontal directional drilling,
 - k) a Community Liaison Plan to include details of how consultation and dialogue with local residents will be maintained during the construction phases,
 - l) details of the Construction Site Manager shall be provided to the local planning authority and provided on a board at the Site access,
 - m) any external lighting.
 - n) Routing of HGVs.
9. No dwelling shall be occupied until the following mitigation measures referred to in the Noise Survey and advice Ref: TWB-CDL-XX-XX-RP-AS-45200 and shown on Drawing Nos: Acoustic Fence Section Ref: 3603-21A and Boundaries Plan Ref:3603-04 have been installed:
- Erection of acoustic fence (Drawing Nos: Acoustic Fence Section Ref: 3603-21A and Boundaries Plan Ref:3603-04);
 - A boost mode or additional ventilation system be provided to habitable rooms to negate any overheating;
 - Mechanical cooling installed in the most affected buildings/ rooms to avoid the need to open windows for thermal comfort.
10. No development shall commence including site clearance work until a Phase 1 Desktop Land Contamination Risk Report has been submitted to and approved in writing by the local planning authority.
- If the Phase 1 Desktop Land Contamination Risk Report identifies that sources of contamination are present on the site then no further development shall be carried out until a remediation strategy detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved, and a written verification report submitted thereafter to the local planning authority for approval in writing.
11. The development shall be carried out in accordance with the recommendations and mitigation measures set out in the Preliminary Ecological Appraisal received 6 October 2022.

12. No development or site clearance works shall take place until the tree and hedgerow protection measures outlined in the Tree Survey Tree Report received 23 May 2025 have been installed. The tree and hedgerow protection measures shall be retained for the duration of construction works.
13. No dwelling shall be occupied until the access and internal access road shown on approved Drawing No 3603-02E - Site Plan have been provided.
14. No development above damp proof level shall take place until details of the proposed bin collection points have been submitted to and approved in writing by the local planning authority. The approved bin collection points shall be installed in accordance with the approved details before the first occupation of the dwellings hereby permitted.
15. The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved plans.
16. The development hereby permitted shall not be brought into use until the visibility splays of 2.4m x41m as demonstrated on plan ref. no 3603-02 Rev E have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
17. No dwelling shall be occupied until such time as the associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed 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 ensure the satisfactory appearance of the development. (Policies N1 g and h of The Plan for Stafford Borough).
4. To ensure the satisfactory appearance of the development. (Policies N1 g and h of The Plan for Stafford Borough).
5. To ensure the satisfactory appearance of the development. (Policies N1 g and h of The Plan for Stafford Borough).
6. To ensure that the development is appropriately drained and does not increase flood risk on the site or surrounding land. (Policy N2 of The Plan for Stafford Borough).

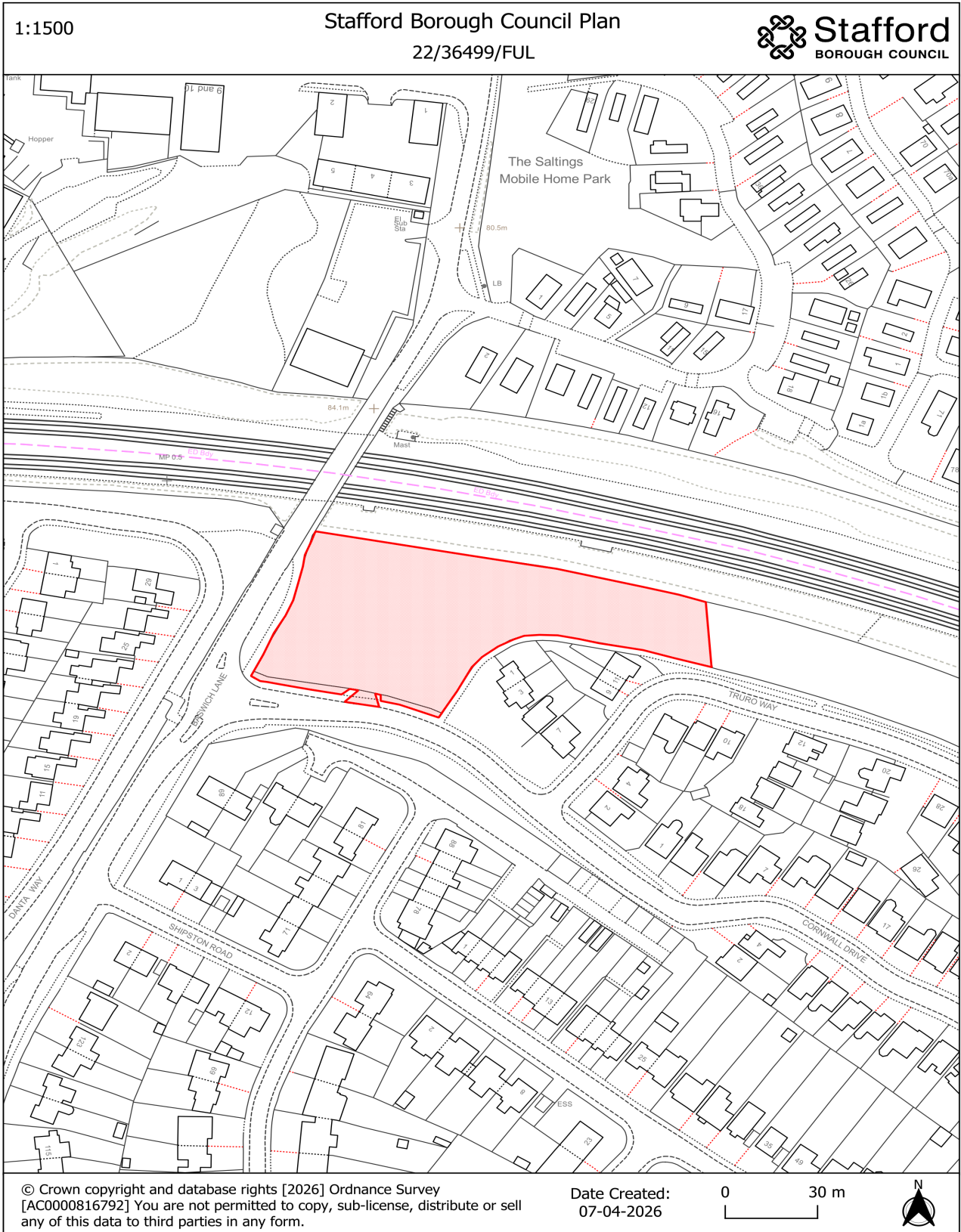
7. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers. (Policy N2 of The Plan for Stafford Borough).
8. In the interests of the safety and convenience of users of the highway. (Policy T1C of The Plan for Stafford Borough).
9. To safeguard the occupiers of the development from undue noise. (Policy N1e of The Plan for Stafford Borough).
10. To protect human health and / or controlled waters from pollution. (Paragraph 196 of the National Planning Policy Framework).
11. To preserve and enhance biodiversity. (Policy N4 of the Plan for Stafford Borough).
12. To safeguard the amenities of the local area and to protect the natural features that contribute towards this. (Policy N4 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 the safety and convenience of users of the highway. (Policy T1C of The Plan for Stafford Borough).
15. In the interests of highway safety and to ensure the provision of adequate off-street facilities. (Policy T2d of The Plan for Stafford Borough).
16. In the interests of the safety and convenience of users of the highway. (Policy T1C of The Plan for Stafford Borough).
17. In the interests of the safety and convenience of users of the highway. (Policy T1C of The Plan for Stafford Borough).

Informatives

- 1 In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, as amended, and the National Planning Policy Framework 2025, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

- 2 The definitive public rights of way record for Staffordshire does not show any public rights of way crossing the site, nor has Staffordshire County Council received any applications to add or modify the definitive map of public rights of way within the vicinity of the site. However, if there are any currently unrecognized public right of way on the land, the applicant should pursue further enquiries and seek legal advice regarding any visible route affecting the land, or the apparent exercise of a right of way by members of the public.
- 3 As the proposal includes works which could impact the existing operational railway, a BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail (NR). The developer will be liable for all costs incurred by NR in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches.
- 4 Radon risk maps were updated in December 2022, as a result a number of areas in the Borough are now affected. It is advised that precautions are made for Radon protection measures in any new build homes.
- 5 Further information can be found at www.ukradon.org
- 6 Any off-site Highway and Vehicle Access works may require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an online application form. Please complete and submit online or contact highway.agreements@staffordshire.gov.uk for more information. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

22/36499/FUL
Land Adjacent To Cornwall Drive And Truro Way Off
Baswich Lane
Baswich



Application: 25/41444/ANX

Case Officer: Ian Lunn

Date Registered: 7 January 2026

Target Decision Date: 4 March 2026

Extended To: -

Address: 6 Emery Drive, Great Haywood, Stafford, Staffordshire, ST18 0WG

Ward: Haywood and Hixon

Parish: Colwich

Proposal: Rear single storey extension to main house and conversion of garage to granny flat

Applicant: Mrs Laura Fielding

Recommendation: Approve subject to conditions

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor Cooper (Ward Member for Haywood and Hixon) for the following reasons:-

- a) the development is to be constructed over a protected strip (Land Registry identifies),
- b) the proposal makes inadequate provision for parking as the extension will add to the number of bedrooms,
- c) the Parish Council is unwilling to transfer the adjacent grass strip to allow it to be used for this purpose,
- d) the neighbouring property will lose light and privacy, and
- e) the development is adjacent to a designated Conservation Area.

Context

1.0 Site and Surroundings

6 Emery Drive is a detached house constructed of predominantly red brick for the external walls (but with some red/brown clay 'tile hanging' to the part front elevation) under a grey flat profile concrete tile pitched roof. It lies approximately 80 metres due north of the junction of Emery Drive and Main Road at the southern end, but within the identified settlement limits, of the village of Great Haywood. The property directly adjoins the Great Haywood and Shugborough Conservation Area and the Cannock Chase National Landscape (formerly Area of Outstanding Natural Beauty).

The double garage, which is also the subject of this application, is a freestanding red brick/grey concrete tile structure located to the side (southeast) of the property.

2.0 Proposed Development

Planning permission is sought:-

- a) to convert and extend the double garage to create a separate one-bedroomed annex to the property, and
- b) to add a single storey extension to the rear of the main house following the demolition of a single storey dining room extension.

The annex will not be used as a separate dwelling but is to provide private accommodation for a family member. The extension to the main house is to allow for the creation of a larger kitchen/diner.

NB: - It is also proposed to replace the front door to the main house and to alter the internal layout. However, these works do not require formal planning permission and consequently do not form part of this application.

3.0 Background

None

4.0 Legislative Framework

Section 38(6) of the 2004 Planning and Compulsory Purchase Act and section 70 of the Town and Country Planning Act 1990, as amended, require decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for the purposes of this application comprises The Plan for Stafford Borough 2011-2031 Parts 1 and 2 (TPSB).

The following policies and guidance are relevant to the consideration of this application:-

National Planning Policy Framework

Section 2 - Achieving Sustainable Development

Section 12 - Achieving well-designed places

Section 15 - Conserving and Enhancing the Natural Environment

Section 16 - Conserving and Enhancing the Historic Environment

The Plan for Stafford Borough : Part 1

Policy SP1 - Presumption in favour of sustainable development

Policy SP3 - Stafford Borough sustainable settlement hierarchy

Policy SP7 - Supporting the location of new development

Policy N1 - Design

Policy N4 - The natural environment and green infrastructure

Policy N6 - Cannock Chase Special Area of Conservation

Policy N7 - Cannock Chase AONB

Policy N9 - Historic Environment

Policy T2 - Parking and Manoeuvring Facilities

Appendix B - Car Parking Standards

The Plan for Stafford Borough: Part 2

Policy SB1 - Settlement boundaries

Supplementary Planning Documents

Design Supplementary Planning Document (2018)

OFFICER ASSESSMENT – KEY CONSIDERATIONS

5.0 Principle of Development

The proposals are considered to be acceptable in principle. They involve the extension of an established dwelling and the conversion of an adjoining ancillary outbuilding that are sustainably located within the settlement limits of the Key Service Village of Great Haywood (as identified by Policy SB1 of TPSB). Whilst the proposals involve the creation of an annex this will be occupied solely in connection with the main house and not as a separate dwelling.

Policies and Guidance:-

National Planning Policy Framework

Section 2 - Achieving Sustainable Development

The Plan for Stafford Borough

Policy SP1 - Presumption in favour of sustainable development

Policy SP3 - Sustainable Settlement Hierarchy

Policy SP7 - Supporting the location of new development

The Plan for Stafford Borough: Part 2

Policy SB1 - Settlement boundaries

6.0 Character and Appearance

Policy N1 of The Plan for Stafford Borough, Sections 12 and 15 of the National Planning Policy Framework and the Council's adopted Design SPD 2018 collectively require that development should be of a high standard of design, should have regard to the local context and should add to the overall quality of an area. Policy N9 of TPSB and Section 16 of the NPPF add that development should safeguard, and where possible enhance, the setting of a Conservation Area or a Listed Building. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that in exercising functions with respect to any buildings or land in a Conservation Area special attention should be paid to the desirability of preserving or enhancing the character of that area.

Policy N7 of TPSB requires development within and directly adjoining the Cannock Chase National Landscape to conserve and enhance its landscape and scenic beauty and sets out the general principles for achieving this.

It is considered that the proposals will satisfy these requirements in this instance and will therefore be acceptable in visual amenity terms despite concerns to the contrary. The reasons for this are as follows.

Annex

The annex will be visible from both Main Road and Emery Drive and to a lesser extent from Bruton Gardens to the rear. However, it will be screened on two sides by houses (5 and 6 Emery Drive) and this will reduce its prominence in the street scene to some degree. It will be quite a large structure. However, it will be set back from the front elevations of, and will have a lower ridge line than, the adjoining houses. This should ensure that it appears in scale with, and subservient to, them and the surrounding area.

Following recent amendments, the development is also considered to be acceptable in terms of its design. In order to create the annex it is proposed to raise the ridge height of the existing garage roof by approximately 1.1 metres (from 4.9 to 6 metres), and to add a single storey flat roof extension to the rear with the addition of dormer windows to the front and rear facing roof planes. The main body of the resultant building will remain a red brick and concrete tile structure, and any new areas of wall and roof will be constructed of matching materials. The structure will also retain a pitched 'gabled' roof albeit with a steeper pitch as the eaves height will be unaltered.

The dormers to be introduced to the roof will be modest in size, will incorporate pitched roofs that will reasonably harmonise with the main roof of the garage, will be suitably positioned on the building and will be constructed of what are considered to be appropriate materials, namely matching roof tiles with anthracite UPVC clad cheeks and front elevations.

The rear extension, being single storey, will appear subservient to the rest of the building and will project approximately 2.3 metres out at the back and across the whole width (6.4 metres). This will have a flat roof which, whilst not ideal, is considered acceptable in this relatively secluded position. It will also be finished using a cream render, a material that is considered acceptable in this case having been used elsewhere on the estate and that will reasonably contrast with the brickwork.

Extension to main house

The extension to the main house will also appear subservient because of its single storey nature and its proposed location to the rear of the property. The external walls are also to be finished using cream render to contrast with the red brickwork. The roof will be flat which is not considered ideal design-wise. However, given the relatively secluded position that it will occupy at the back of the property, and as 'roof lanterns' are to be added to give it some visual interest, it is considered that a refusal on these grounds could not reasonably be justified in this case.

Impact of both developments on adjoining Conservation Area, National Landscape and Non-Designated Heritage Assets

There is one public vantage point from which the development will be seen against the 'backdrop' of the adjoining Conservation Area, National Landscape and nearby Shugborough Park, namely from Bruton Gardens to the rear of the property. However, from this point this it will generally be viewed at a distance of over 30 metres through a 12 metre gap between 3 and 6 Bruton Gardens as the main estate road lies this distance away from the site. In view of this, as there is a belt of quite substantial trees along the Conservation Area, National Landscape and Shugborough Park boundaries, and as the proposals are in any case considered to be acceptable in design terms, it is considered that the proposed development will not significantly harm the settings of any of these areas.

In coming to the above views, consideration has been given to the concerns expressed by the Council's Conservation Team (see 'Consultations' section below). However, these are not considered to represent justifiable reasons for refusing the development in this instance for the following reasons:-

- a) The proposed development will stand some 90 metres away from 'The Ring' and will be wholly screened from it by various buildings that currently stand in between. It will not therefore have any effect on the setting of that development at all.
- b) Whilst there do not appear to be many visible dormer windows in this area there are other examples nearby (see St. Stephen's Court which lies less than 600 metres away from this site). Consequently, it is not felt that the introduction of dormer windows to the proposed annex would be inappropriate in principle.
- c) The concerns about the introduction of flat roofed extensions are noted. However, whilst accepting that these are not ideal in design terms they are considered acceptable in this case for the reasons given above. For the record the property retains its 'permitted development' rights so it would be possible to erect extensions of this design without formally applying for planning permission subject to them meeting all necessary 'permitted development' criterion.

Finally, for clarity, whilst the scheme proposes alterations to the roof of the garage, it does not involve any increase in the height of, or alteration to, the roof of the main house. Furthermore, apart from the addition of the proposed single storey extension which is the subject of this application, no external alterations are proposed to the main house other than the replacement of the front door which does not require planning consent.

Policies and Guidance:-

National Planning Policy Framework

Section 12 - Achieving well-designed places

Section 15 - Conserving and Enhancing the Natural Environment

Section 16 - Conserving and Enhancing the Historic Environment

The Plan for Stafford Borough

Policy N1 - Design

Policy N7 - Cannock Chase AONB

Policy N9 - Historic Environment

Supplementary Planning Document (SPD) – Design

7.0 Amenity

Policy N1 of TPSB and the Council's adopted Design SPD 2018 collectively require, in part, that development proposals of this nature should reasonably safeguard the residential amenities enjoyed by the occupiers of neighbouring residential properties. It is considered that, despite concerns to the contrary, these proposals will reasonably satisfy those requirements for the reasons given below.

a) Light

There are two windows in the gable of 5 Emery Drive that directly face the application site, one at ground and the other at first floor level. It is understood that the ground floor window serves a kitchen/diner but the nature of the room served by the first-floor opening is not currently known.

The level of light received by the ground floor window will be affected by the creation of the new annex to some degree but not sufficiently so to justify a refusal on light loss grounds. In coming to this view consideration has been given to the fact that it appears to be a secondary window and light to it is already extremely limited now, the existing garage standing just 1.3 metres away from it and a fence standing to one side. The first-floor opening is located at a higher level than, and slightly to one side of, the garage. Consequently, it is not envisaged that the level of light that this receives will be significantly affected by the development. This window is also obscure glazed which suggests that it serves a 'non-habitable' space.

There are also patio doors and a first-floor window in the rear elevation of 5 Emery Drive that directly adjoin the garage. These could also potentially be affected by the proposal to convert it into an annex. It is understood that the ground floor doors also serve the kitchen/diner but the nature of the first-floor opening is not known.

The relationship of the annex to the first-floor window will be such that the level of light that this receives should not be significantly affected. Furthermore, following a recent amendment to the scheme involving a reduction in the outward projection of the single storey extension element, the level of light received by the patio doors should not be significantly affected either. In coming to the latter view consideration has been given to the fact that the extension will not now intersect a '45 degree' line were this to be drawn from the centre of those doors and that light to those doors is already partly affected by a boundary fence which stands in between the two properties. It is also understood that the kitchen/diner is served by two other windows, the opening in the gable (referred to earlier) which currently receives very little light, and another one which faces away from the application site and which will be wholly unaffected by the development.

It is not envisaged that either the annex or the extension to the main house will significantly affect the level of light received by 3 or 4 Bruton Gardens to the rear of the site. Both of these properties stand on slightly higher land than no.6, and the proposed developments will stand at least 11 metres away from them with boundary fencing and a gazebo in between.

Neither of the proposed developments will affect the level of light received by any other nearby property.

b) Overlooking

It is not envisaged that the proposals will lead to unacceptable overlooking of neighbouring properties either despite concerns to the contrary. Two dormer windows are proposed in the rear facing roof plane of the converted garage and these will face towards both 3 and 4 Bruton Gardens. However, both are to be obscure glazed and a condition can reasonably be imposed to ensure that they are.

No issues of overlooking will arise as a result of the installation of any of the other windows. These will either be installed at 'high level' (the roof lanterns) will directly face screen boundary fencing located along the rear garden boundary of the property, or will directly face Emery Drive, Main Road and thereafter trees.

c) Overdevelopment

The proposals will not lead to more than 50% of the defined application site being built upon. Consequently, they will not represent overdevelopment either despite concerns to the contrary.

Policies and Guidance:-

The Plan for Stafford Borough

Policy N1- Design

Supplementary Planning Document (SPD) - Design

8.0 Highway Safety

Policy T2 of TPSB requires, in part, that development proposals should not impair highway safety or traffic movement. Appendix B sets out the normal parking requirements for development in the Borough. It is considered that, despite concerns to the contrary, the proposals will reasonably satisfy these requirements for the reasons given below.

Currently the property has five bedrooms and the creation of the proposed annex will increase this to six. However, the normal 'off-street' parking requirement for a dwelling of either size, as set out in Appendix B, is three spaces. The scheme makes provision for three spaces, two on the hard surfaced driveway directly in front of the converted garage and the third in front of the front door to the main house. It is therefore considered to be acceptable in parking terms. The third space has been described as a 'turning head' and there is some dispute as to whether it should be included in the parking calculation. However, the applicant has declared, both on the application form and in subsequent supporting information, that they have full ownership and control of this land. Furthermore, given the layout and position of this space it seems clear that it is only meant to be used in conjunction with no.6 as any other vehicle seeking to use it would be unable to satisfactorily turn around without using the applicant's private driveway. With this in mind, and as this land lies wholly within the defined application site boundary, it is considered reasonable to consider it as a valid parking space in this case. For the record there appears to be another turning area on the access road directly opposite 4 and 5 Emery Drive. It is considered that this could potentially be used for turning purposes by other residents on the street

Vehicles will be able to turn around within the identified 'red line' boundary and leave the property in a forward gear but this will be made more difficult if a car is parked in the third space. However, given that all of the cars parked here will either belong to the applicant and their family or their visitors, they will have the ability to move them/require them to be moved when necessary to allow for satisfactory turning to take place. The proposals are therefore considered to be acceptable in this respect as well.

Vehicular access to and from this property is currently gained via a short access road which connects with the main estate roads and ultimately Main Road itself. These arrangements will remain unchanged and are considered acceptable to serve the enlarged property.

Policies and Guidance:-

The Plan for Stafford Borough

T2 - Parking and Manoeuvring Facilities

Appendix B - Car Parking Standards

9.0 Ecology and Trees

Policy N4 of the TPSB seeks to protect the Borough's natural environment. This is reflected, in part, in Section 15 of the NPPF. Policy N6 of TPSB states that development will not be permitted where it would lead directly or indirectly to an adverse impact on the Cannock Chase Special Area of Conservation (a European Protected Site for nature conservation) and the effects cannot be mitigated.

The property lies within 15 kilometres of the Cannock Chase Special Area of Conservation. However, given the nature of the proposed development it is not envisaged that it will have any direct or indirect impact upon it. The Council is not, therefore, required to carry out an appropriate assessment under the Conservation of Habitats and Species Regulations in this case.

The development as currently proposed will not lead to the loss of any trees despite concerns to the contrary.

It is not envisaged that the proposals will harm the ecological value of the site in any other way despite concerns to the contrary. In view of this, and in view of the above, they are considered acceptable in ecological terms reasonably satisfying the requirements of the above policies/guidance.

Policies and Guidance:

National Planning Policy Framework

Section 15 - Conserving and Enhancing the Natural Environment

The Plan for Stafford Borough

Policy N4 - The natural environment and green infrastructure

Policy N6 - Cannock Chase Special Area of Conservation

10.0 Other Issues

Local residents have raised a number of concerns about the proposals and these are set out in the 'Publicity' section below. These have been assessed but they are not, in this case, considered to represent sufficiently compelling reasons for refusing the scheme for reasons given earlier in this report and below:-

- a) the site is located within Flood Zone One as identified by information supplied by the Environment Agency. It is not therefore considered to be at significant risk of flooding nor is it considered likely that developing it as proposed would exacerbate issues of flooding elsewhere.

- b) a planning application cannot reasonably be refused because other breaches of planning legislation have allegedly taken place unless those breaches are deemed to be material to the consideration of the proposal(s) in question. Such breaches can however be pursued separately from the application process through the Council's planning enforcement procedures.
- c) a planning application cannot reasonably be refused because of concern that the development may subsequently be used for another purpose for which it does not have planning approval. It can only be determined on the basis of what is actually proposed. Should that development subsequently be used for another purpose without approval the alleged breach can be pursued through the Council's planning enforcement procedures (see (b) above).
- d) third party legal agreements, the terms of legal covenants, concerns about potential damage to property, loss of view, issues of land ownership and issues concerning building over agreements cannot currently be taken into consideration when determining a planning application. This is because these are either largely private legal issues over which the Local Planning Authority has no jurisdiction or matters that are dealt with by other separate bodies. They may, of course, be relevant in the wider context of a proposal but it is normally up to the parties concerned to pursue the matters separately/obtain the necessary separate approvals outside of the planning arena.
- e) it is considered that sufficient information has been submitted with this application to enable the implications of the proposals to be fully and properly judged.

11.0 Conclusion

The proposals are considered to be acceptable in principle as they involve the addition of proportionate and suitably designed extensions to an established and sustainably located property and ancillary outbuilding, and the creation of an appropriate ancillary use within the latter. It is also considered that they will reasonably safeguard the amenities currently enjoyed by neighbouring properties and that they will not give rise to any undue highway safety or ecological concerns. The proposals are therefore considered to be in accordance with the requirements of Policies SB1, SP1, SP3, SP7, N1, N4, N6, N7, N9, T2 and Appendix B of the adopted Plan for Stafford Borough 2011-2031, Sections 12, 15 and 16 of the National Planning Policy Framework, and the relevant provisions of the Council's adopted Design Supplementary Planning Document 2018.

CONSULTATIONS

Parish Council

No observations received.

SBC Conservation Officers

Object. Consider that the proposals would harm the settings of the adjoining Conservation Area, of Shugborough Park (which forms part of the setting for Shugborough Hall and which also houses other non-designated heritage assets) and of 'The Ring' (a group of cottages arranged in a heptagon designed by Samuel Wyatt and built in 1805). The main areas of concern are that the proposals would increase the roof heights, and alter the roof pitches, of the main house and garage to the detriment of the appearance of the area, and that they would introduce dormer windows and flat roof extensions to an estate and in an area where these are not currently well represented.

Cannock Chase National Landscape

Have advised that in considering the impacts of these proposals on the National Landscape reference should be made to the National Planning Policy Framework and any Government advice, the relevant development plan policies, the AONB Management Plan and any supporting documents.

PUBLICITY

The application was advertised in this instance by sending individual letters to surrounding properties, by posting a site notice outside of the site and by inserting an advertisement in a local newspaper. These were sent/posted/inserted on 12, 19 and 21 January 2026 giving 21 days for public comment. The publicity period expired on 11 February 2026 and eleven letters of objection (including three from 5 Emery Drive, three from 4 Bruton Gardens and two from 3 Bruton Gardens) have since been received. The objections are:-

- a) that the development would unduly detract from the setting of the adjoining Conservation Area and the appearance of the surrounding area in general.
- b) that the development would adversely affect the level of light currently received by, and would unacceptably overlook, neighbouring properties and their gardens, and would appear unduly overbearing when viewed from both.
- c) that the development approved at 7 Bruton Gardens in 2017, referred to by the applicant, was different to the scheme currently proposed and does not therefore set any precedent for allowing the current proposals.
- d) that an approval of this proposal would not be in the best interests of highway safety in the area. It would reduce the 'off-street' parking provision currently available to the

property to an unacceptable degree leading to overspill parking elsewhere on surrounding roads. This would result in congestion, restricted access to other parts of the estate for other estate users and emergency vehicles, and reduced visibility for vehicles entering Main Road from the estate. There is also very little room here for the parking of construction vehicles.

- e) that a third-party agreement has not been entered into between the applicant and the neighbouring property.
- f) that the proposed works may cause damage to and may encroach (without approval) onto land owned by neighbouring properties.
- g) that the development may exacerbate issues of flooding.
- h) that the proposals will lead to the overdevelopment of the site.
- i) that trees have recently been removed to the side of the property to the detriment of the appearance of the area, local wildlife and the views currently enjoyed by some local residents.
- j) that the proposed annex may subsequently be used as a separate dwelling or as an air bnb.
- k) that the development would breach the terms of legal covenants that are attached to the property.
- l) that the development would involve building over a sewerage easement and would therefore prevent Severn Trent contractors from gaining satisfactory access to the sewer in the future should they need to do so. A gazebo has already been constructed over this easement without, it would appear, the necessary planning approval.
- m) that insufficient information has been submitted with this application regarding the proposed treatment of the boundary separating 5 and 6 Emery Close.
- n) that some of the information submitted with the application is inaccurate.

In the event that this application is approved, one resident requested that conditions be imposed requiring the provision of adequate parking in conjunction with the enlarged dwelling; preventing the future use of the converted garage for anything other than as an ancillary residential annex; and requiring the property to be re-assessed for Council Tax. These matters have been addressed in the preceding report, and assessing Council Tax bands is not a matter for the Local Planning Authority.

RELEVANT PLANNING HISTORY

The property has not been the subject of any formal planning history. However, a freestanding gazebo has been constructed within the rear garden.

RECOMMENDATION

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

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. The development shall be carried out in full accordance with the following drawings and documents, except where indicated otherwise by a condition attached to this permission, in which case the condition shall take precedence:
 - i) The Submitted Application Form
 - ii) Drawing No. S-05B - Location Plan and Proposed Site Layout Plan
 - iii) Drawing No. P-01 - Proposed Ground Floor Plan (Rear Extension)
 - iv) Drawing No. P-02 - Proposed Roof Plan (Rear Extension)
 - v) Drawing No. P-03 - Proposed Elevations (Rear Extension)
 - vi) Drawing No. P-04 Rev A - Proposed Elevations (Annex)
 - vii) Drawing No. P-05 - Proposed Street Scene
3. The bricks and tiles to be used in the construction of the new external walls and the new roof of the annex, shall match in type, colour, texture and shall be laid in a manner to match, those used in the construction of the external walls and roof of the existing garage.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any subsequent legislation revoking or superseding that Order, no windows, doors or other openings, shall, at any time, be formed within the side (southeastern) facing elevation of the approved annex.
5. The first-floor dormer windows to be formed within the rear (northeastern) facing roof plane of the annex shall be obscure glazed to level 3 on the Pilkington Levels of Privacy scale. They shall also be fixed shut. These works shall be completed before the approved annex is first occupied, and the windows shall be satisfactorily retained as such at all times thereafter.
6. The annex hereby approved shall be occupied solely in connection with the adjoining dwelling known as 6 Emery Drive and shall not at any time be sold, let or occupied as a separate dwelling.

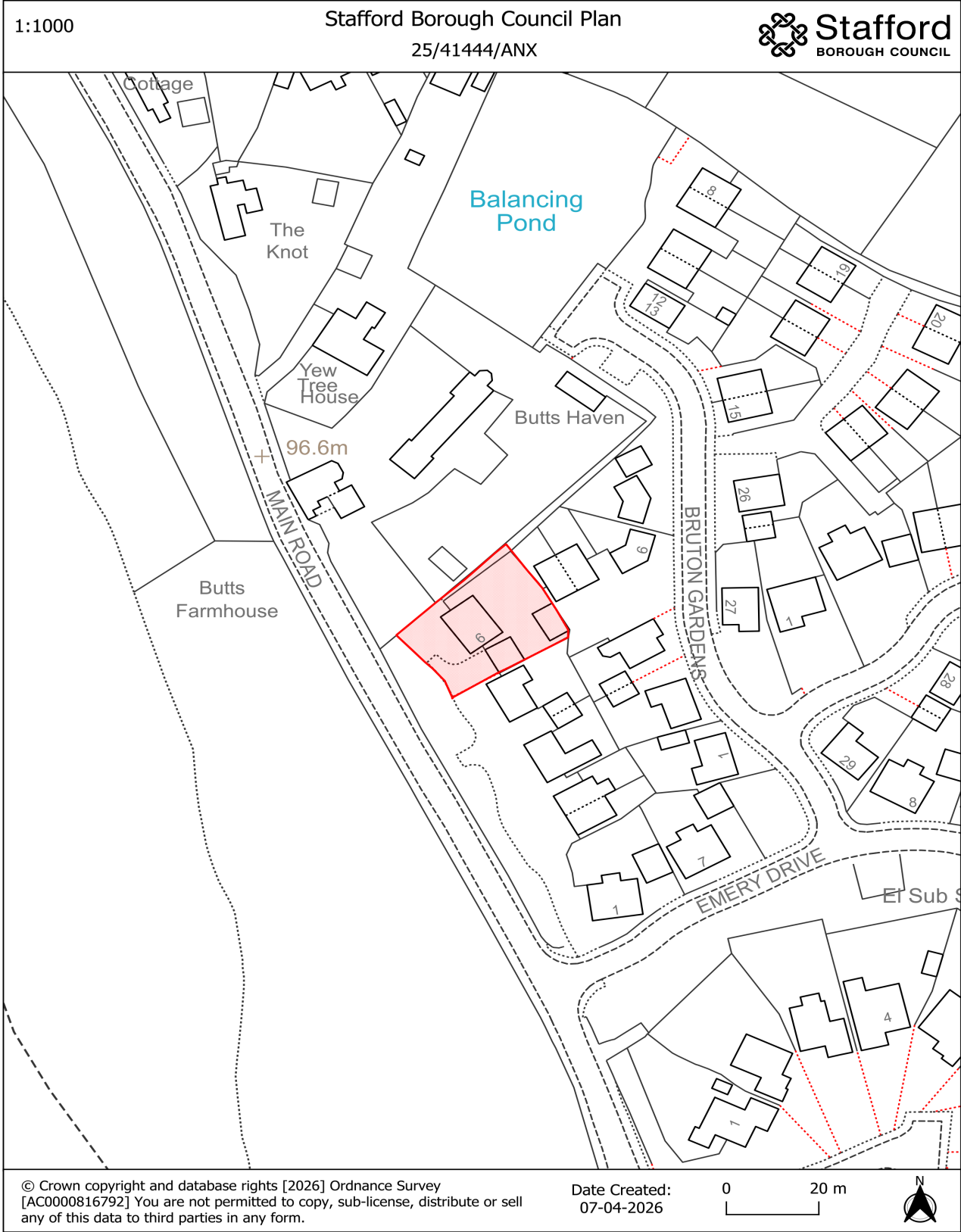
The reasons for the Council's decision to approve the development subject to the above conditions are:

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. In the interests of visual amenity and to safeguard the settings of the adjoining Conservation Area, National Landscape and Shugborough Park, in accordance with the requirements of Policies N1, N7 and N9 of the adopted Plan for Stafford Borough 2011-2031, Sections 12, 15 and 16 of the National Planning Policy Framework and the relevant provisions of the Council's adopted Design Supplementary Planning Document 2018.
4. To safeguard the privacy of the occupiers of 5 Emery Drive in accordance with the requirements of Policy N1 of the adopted Plan for Stafford Borough 2011-2031 and the relevant provisions of the Council's adopted Design Supplementary Planning Document 2018.
5. To safeguard the privacy of the occupiers of the properties to the rear of the site in accordance with the requirements of Policy N1 of the adopted Plan for Stafford Borough 2011-2031 and the relevant provisions of the Council's adopted Design Supplementary Planning Document 2018.
6. The creation of a separate dwelling here would not be considered acceptable. It would not benefit from satisfactory associated parking facilities, and it would give rise to a cramped form of development that would be harmful to the character and appearance of the area. Such development would therefore be contrary to the provisions of Policies N1, N7, N9 and Appendix B of the adopted Plan for Stafford Borough 2011-2031, Sections 12, 15 and 16 of the National Planning Policy Framework and the relevant provisions of the Council's adopted Design Supplementary Planning Document 2018.

Informative

- 1 In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, as amended, and the National Planning Policy Framework 2024, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.

25/41444/ANX
6 Emery Drive
Great Haywood
Stafford



 PLANNING COMMITTEE – 22 APRIL 2026

Ward Interest - Nil

Planning Appeals

Report of Head of Economic Development and Planning

Purpose of Report

Notification of new appeals and consideration of appeal decisions. Copies of any decision letters are attached as an **APPENDIX**.

Notified Appeals

Application Reference	Location	Proposal
25/40949/FUL Delegated Refusal	Footpath Outside 4 Newport Road Stafford	Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit. Linked with 25/40950/ADV
25/40950/ADV Delegated Refusal	Footpath Outside 4 Newport Road Stafford	Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.
25/41048/HOU Delegated Refusal	20 Oak Avenue Walton On The Hill	Retrospective approval for the erection of a single storey lean-to garden shed
24/39049/FUL Delegated Refusal	Littledean Barn Ankerton Lane Sturbridge	Replacement outbuilding
25/40597/HOU Delegated Refusal	5 Groundslow Mews Winghouse Lane Tittensor	Proposed detached garage and extended driveway.
25/41392/HOU Delegated Refusal	Moss Fennen Dickys Lane Woodseaves	Construction of new detached double garage

Application Reference	Location	Proposal
25/41078/PAGR Delegated Refusal	Land South Of Whitesytch Cottage Whitesytch Lane Hilderstone	Prior Approval - General purpose agricultural building to be used for the storage of fodder and implements and housing for livestock and lambing in spring
24/38729/OUT Delegated Refusal	Land At Willow Farm Sandon Road Sharpley Heath	Outline application with all matters reserved for a proposed dwelling to replace an existing static caravan.
25/40600/FUL Delegated Refusal	Land Adjacent Higher Gorsty Birch Farm Stallington Road Blythe Bridge	Retention of two agricultural buildings and access track
25/40936/FUL Delegated Refusal	The Wood Stallington Road Meir Heath	Retrospective application for change of use of land to private equestrian use, construction of stables, menage and erection of fencing
25/41243/PIP Delegated Refusal	Land Adjacent The Hollies Sandon Road Hilderstone	Permission in Principle - Erection of two low carbon self build houses with associated works
25/40587/FUL Delegated Refusal	1 Brancote Row Baswich Lane Baswich	Sub division of existing plot to create a building plot for a three bed detached property adjacent to existing end of terrace property, and a new access to the existing property

Decided Appeals

Application Reference	Location	Proposal
25/41092/ADV Appeal Allowed	Land North Of Beaconside Stafford	Bloor Homes and Fitchett Homes Sales Signage

Application Reference	Location	Proposal
25/41340/LDCPP Appeal Withdrawn	199 Silkmore Lane Stafford	Change of use from a residential dwelling (Class C3) to a small scale childrens care home (Class C2). The property will provide long term accommodation and care for up to two children aged between 8 and 17 years, supported by a team of professional carers
25/41320/HOU Appeal Dismissed	20 Oak Avenue Walton On The Hill	Retrospective approval for the erection of a single storey lean-to garden shed
25/40322/HOU Appeal Dismissed	Old Mill House Barn Lane Weston Jones	Single storey rear extension

Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

Sushil Birdi, Development and Policy Manager, 01543 464326



Appeal Decision

Site visit made on 4 March 2026

by **D Wilson BSc (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 March 2026

Appeal Ref: 6003389

Land North of Beaconside, Stafford ST18 9TH

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Mr Craig Redfern on behalf of Bloor Homes against the decision of Stafford Borough Council.
 - The application Ref is 25/41092/ADV.
 - The development proposed is Bloor Homes & Fitchett Homes Sales Signage.
-

Decision

1. The proposed development is allowed, and express consent is granted for Bloor Homes & Fitchett Homes Sales Signage at Land North of Beaconside, Stafford ST18 9TH. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (the Regulations).

Preliminary Matter

2. The Regulations and the National Planning Policy Framework (the Framework) both make it clear that advertisements should be subject to control only in the interests of amenity and public safety, taking into account cumulative impacts. Regard does not need to be had to the development plan. I have taken relevant policies into account as a material consideration; however, they have not, by themselves, been determinative.

Main Issue

3. The main issue is the effect of the proposal on the amenity of the area.

Reasons

4. The proposed development would be located next to the A513, adjacent to large and open fields and relates to a large sign that would be flanked by flags. The development would be advertising forthcoming development within the surrounding fields. The appeal site is open and is bordered by dense hedgerows, however, the wider area is generally suburban with large areas of housing, industrial estates and on-going large scale development taking place.

5. The overall height of the advertisement would be significant, however, in the context of the existing, dense hedgerow, and lower level of the appeal site, the advertisement would be at a similar level to the nearby footway and road. It would therefore not be viewed as a tall structure that would stand in the context of the wider area.
6. I acknowledge that there are limited other signs in the locality, but in the context of the suburban character and appearance of the area and functional purpose of the advertisement, it would not appear dominant or incongruous.
7. I therefore conclude that the proposal would not harm the amenity of the area. Insofar as it is a material consideration, I find no conflict with Policy N1 of the plan for Stafford Borough 2011-2031 Adopted – 19 June 2014 and Paragraphs 135 and 141 of the Framework. Amongst other things, these seek to ensure high design standards that should preserve and enhance the character of the area and that advertisements should be subject to control only in the interests of amenity and public safety.

Conditions

8. The development is subject to the five standard conditions set out in the Regulations.

Conclusion

9. For the reasons set out above, and having had regard to all other material considerations, I conclude that the appeal should be allowed.

D Wilson

INSPECTOR

Appeal Decision

Site visit made on 25 March 2026

by **H Wilkinson BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 02 April 2026

Appeal Ref: 6004231

20 Oak Avenue, Walton on the Hill, Stafford ST17 0LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Mason Youngs against the decision of Stafford Borough Council.
 - The application Ref is 25/41320/HOU.
 - The development proposed is described as 'a retrospective application for the erection of a single-storey lean-to garden store, separate from the main dwelling'.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. At my site visit, I saw that a lean-to structure has been constructed at the appeal site. Although the general size and location appeared to align with the submitted plans, the structure was unfinished. Consequently, I cannot be certain that it fully accords. Therefore, for the avoidance of doubt, I have determined the appeal based on the plans before me.

Main Issue

3. The main issue in this appeal is the effect of the proposal on the character and appearance of the area.

Reasons

4. The set back of the proposed extension from the front and rear elevation of the appeal property means that its footprint would not be excessive. Facing brick would complement the existing property and the flat roof structure would not be uncharacteristic of existing development in the immediate vicinity of the appeal site. However, even if a condition were imposed to omit the windows in the side elevation, the overall height of the proposal would noticeably exceed the eaves level of the original dwelling. Accordingly, the extension would not be subordinate in scale and would read as an obtrusive and disjointed addition to the appeal property.
5. Whilst the screening provided by the roadside hedge would help to reduce the visual impact, the proposal would remain visible to road users and the occupants of nearby properties. Moreover, despite the submitted plans indicating the retention of the hedge, it is not an indestructible feature. Should the hedge die or be removed, the unduly dominant and jarring appearance of the proposal would be

much more prominent. Therefore, this is not a feature which could be permanently relied upon to screen the development.

6. No 19 Cedar Way is a two-storey dwelling and thus the relationship between the original dwelling and the single storey extension¹ is not strictly comparable to the appeal situation. In any case, and despite the site's prominence, the extension does not exceed the eaves height of the host dwelling meaning that it reads as a visually subordinate addition. It is therefore materially different to the scheme before me and does not lead me to a different conclusion.
7. For these reasons, I find that the proposal would harm the character and appearance of the area. Therefore, it would conflict with Policy N1 of the Plan for Stafford Borough 2011-2031 (2014) where it seeks to secure a high standard of design which preserves and enhances the character of the area.

Other Matters

8. The case officer's report acknowledges that the principle of the development would be acceptable, and I have no reason to conclude otherwise. Furthermore, owing to the separation from other properties and limited openings there would be no harm to the living conditions of nearby occupiers. Given that sufficient onsite parking is provided, the scheme would not lead to additional on street parking and associated highway safety concerns. These however are neutral factors and do not weigh in favour of the proposal.
9. The appeal site lies within the 0-8km zone of influence for the Cannock Chase Special Area of Conservation which comprises a large, diverse area of seminatural vegetation. However, as I am dismissing the appeal on other grounds, it is not necessary for me to further assess the effect of the proposal on the designated site.

Conclusion

10. For the reasons given above the appeal is dismissed.

H Wilkinson

INSPECTOR

¹ 21/33769/HOU



Appeal Decision

Site visit made on 8 January 2026

by **C Billings BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 10 February 2026

Appeal Ref: 6001259

Old Mill House, Barn Lane, Weston Jones, Newport, Staffordshire TF10 8ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.
 - The appeal is made by Mr John Hill against the decision of Stafford Borough Council.
 - The application Ref 25/40322/HOU was approved on 20 August 2025 and planning permission was granted subject to conditions.
 - The development permitted is single storey rear extension.
 - The condition in dispute is No 4 which states that: A) Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication, (B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under (A) and, (C) The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under (A) and provision made for the analysis, publication and dissemination of the results and archive deposition has been secured.
 - The reason given for the condition is: In order to afford proper archaeological investigation recording and protection. (Policy N9 of the Plan for Stafford Borough).
-

Decision

1. The appeal is dismissed.

Background and Main Issue

2. Planning permission was granted, subject to conditions, for a single storey extension to the rear of the existing dwelling. This includes condition 4, requiring a written scheme of archaeological investigation to be submitted prior to commencement of development, detailing a programme of archaeological works be carried out, that such agreed works be carried out and then, before occupation of the development, that the site investigation and post excavation assessment be completed with the results shared and archived. The Council considers the condition is necessary to protect archaeological interests that are likely to be present within the appeal site, as identified from the Historic Environment Record.
3. The appellant objects to the condition as they consider it is unnecessary, disproportionate, and not justified due to evidence previously provided. Therefore, they consider the condition does not meet the relevant tests for conditions as set out in the National Planning Policy Framework (the Framework) and Regulation 122 of the Community and Infrastructure Levy (CIL).
4. In view of the above, the main issue is whether the condition is reasonable or necessary in the interests of protecting heritage assets.

Reasons

5. The appeal site is in an area where the Staffordshire Historic Environment Record (SHER) shows there is likely to be the remains of Weston Jones Mill watermill complex. Also, the Staffordshire County Council archaeologist sets out there are records dating back to a potential Domesday mill on the site, although the precise location of such is unknown. Therefore, there is potential for archaeological remains relating to the 18th-19th century Weston Jones mill complex and an earlier 11th century mill within the appeal site that could be affected by the proposal.
6. Paragraph 207 of the Framework sets out that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
7. While there have been previous archaeological assessments carried out within parts of the appeal site for other development elsewhere to extend the host property, this does not include all of the land where the proposed extension would be. Furthermore, more minor works carried out, including pipework and the laying of the patio area where the appeal extension is proposed, would not have likely extended significantly below ground. Therefore, such previous archaeological investigation and works do not mean, nor unequivocally demonstrate, that there are no archaeological remains present where the extension is proposed and that, such potential remains would be unharmed by the proposed development.
8. Even though there would be some financial and time burden associated with carrying out archaeological investigation and works, without substantive evidence to the contrary to demonstrate there are no archaeological remains where the extension is proposed, the requirements of the Framework would not be satisfied. In such circumstances and having regard to the staged requirements of condition 4, the condition is necessary and proportionate to protect potential heritage assets. Consequently, the condition is necessary to make the development acceptable in planning terms, relevant to planning and the proposed development, and is precise and reasonable in all other respects. Therefore, it satisfies the relevant CIL and Framework tests for conditions and needs to remain.
9. Having considered all matters raised, condition 4 is reasonable and necessary in the interests of protecting heritage assets. Without it, the proposed development would conflict with Policy N9 of the Plan for Stafford Borough (June 2014), which requires development to sustain and, where appropriate enhance the significance of heritage assets and that, where harm to significance is unavoidable, appropriate mitigation will be put in place, including archaeological investigation (including a written report) or recording.
10. In conclusion, the proposed development would be contrary to the development plan read as a whole and material considerations do not indicate the appeal should be decided other than in accordance with it. Accordingly, the appeal is dismissed.

C Billings

INSPECTOR

PLANNING COMMITTEE – 22 APRIL 2026

Ward Interest - Nil

Enforcement Matters

Report of Head of Economic Development and Planning

Purpose of Report

To consider the following reports:

	Page Nos
(a) Land at The Wood, Stallington Road	63 - 68

Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

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