

Dear Members

Special Planning Committee (Large Scale Major Application)

A special meeting of the Planning Committee will be held in the **Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford** on **Tuesday 14 November 2023** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at **9.30am** to visit the site(s) as set out in the agenda and re-convene at the Civic Centre at approximately **10.30am** to determine the application(s).

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.



Head of Law and Governance

**SPECIAL PLANNING COMMITTEE
(LARGE SCALE MAJOR APPLICATION)
14 NOVEMBER 2023**

**Chairman - Councillor B McKeown
Vice-Chairman - Councillor A Nixon**

AGENDA

| | | |
|----------|---|---------------------------|
| 1 | Apologies | |
| 2 | Declaration of Member's Interests/Lobbying | |
| 3 | Planning Applications | Page Nos 3 - 22 |

MEMBERSHIP

Chairman - Councillor B McKeown

| | |
|-------------|----------------|
| B M Cross | D M McNaughton |
| F D J James | A Nixon |
| E G R Jones | M Phillips |
| P W Jones | J P Read |
| R Kenney | S N Spencer |
| B McKeown | |

SPECIAL PLANNING COMMITTEE - 14 NOVEMBER 2023

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 |
|---|--|-----------------|
| 23/37716/FUL | Staffordshire Police Authority, Weston Road, Stafford | 4 - 22 |
| This application has been referred to the Planning Committee because the development is a large scale major application | | |
| Officer Contact - Richard Wood, Development Lead Telephone 01785 619324 | | |

Previous Consideration

Nil

Background Papers

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

| | |
|------------------------------|--|
| Application: | 23/37716/FUL |
| Case Officer: | Ed Handley |
| Date Registered: | 14 July 2023 |
| Target Decision Date: | 13 October 2023 |
| Extended To: | - |
| Address: | Staffordshire Police Authority, Weston Road, Stafford |
| Ward: | Milwich |
| Parish: | Hopton and Coton |
| Proposal: | Two-storey hub and training facility along with a skills house and external parking spaces. Existing buildings 2, 3 and 4 (which contain a mixture of police office buildings and training space, as well as a training school) will be demolished to make way for the new development |
| Applicant: | Staffordshire Police Authority |
| Recommendation: | Approve, subject to conditions |

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Planning Committee because the development is a large scale major application which the Council's Constitution specifies is determined by the Planning Committee.

Context

The application site comprises land within the Staffordshire Police Authority headquarters situated between Beacon Business Park, Staffordshire Technology Park, and the former Staffordshire University campus off Weston Road approximately 2.5km east of Stafford town centre. The site measures 1.4ha. The police headquarters is a site comprising a number of buildings of various ages and architectural designs with large expanses of surface car parking and low level landscaping; there is large area of green space to the north of the complex.

The site is in flood zone 1, within 8km of the Cannock Chase SAC (special area of conservation) (and SSSI - site of special scientific interest), within 5km of the Pasturefields Salt Marsh SAC (and SSSI). The site is within both the green and amber impact risk zones for great crested newts.

This application is for the demolition of three existing buildings which house a mixture of police office and training space and the erection of two new buildings. A number of storage containers would also be removed from site. The first, and largest, building would comprise two elements - the hub, providing modern office and training space and other ancillary/support functions, and the firing range. The second proposed building is a skills house. A bin store and dog unit wash store are also proposed.

Maximum dimensions of the hub and firing range building (which broadly has an L-shaped footprint) measure 82.4m x 36.1m. The building would have various flat roofs of differing heights, however the firing range element would have a height of 11m and the stair well would extend to 12.75m in height.

Maximum dimensions of the skills house measure 10.4m x 8.0m with a maximum height of 8.75m.

Precise details of the bin store and dog unit wash store have not been provided and should be secured by condition of any approval.

Officer Assessment - Key Considerations

1. Principle of development

The application site is on the outskirts of Stafford, a significant distance from the town centre yet within the settlement boundary which has been quashed insofar as it relates to employment land. Stafford sits at the top of the settlement hierarchy as set out in spatial principle (SP) 3.

SP7 states that development and activities of a scale and nature appropriate to secure the sustainability of each settlement are acceptable.

Provided that there is no harm to the ecological assets of the area, policy Stafford 1 (Stafford town) provides support for the continuing retention and growth of existing employers and development which does not result in the loss of employment land to non-employment generating uses.

Policy E1 seeks to sustain the local economy by supporting the location, diversity, and intensity of new economic development through, amongst other things, increasing the levels of skills of the Borough's workforce.

The proposal would result in the demolition of 2,700sqm of floor space and the erection of a proposed 4,181sqm of floor space to provide a firing range with office space, classrooms, associated plant, storage and other facilities. It is proposed that the development would be a private training facility for Staffordshire Police which would replace outdated facilities located at Baden Hall, approximately 12 miles away. The facility would bring the police force's training in line with national requirements and Home Office standards. It is noted that the proposed office use would be for the teams based on site and would replace similar existing office provision to be demolished.

The National Planning Policy Framework defines offices as a main town centre use and, at paragraph 86, states that the Local Planning Authority should apply a sequential test to planning applications for such uses which are neither in an existing centre nor in accordance with an up-to-date plan and only where suitable sites are not available (or

expected to become available within a reasonable period) should out of centre sites be considered. It is not considered that a sequential test is necessary on the grounds that the office space is ancillary to the police headquarters function and should be secured as such by condition of any approval. Notwithstanding this, the applicant's supporting information states that the proposed development would not result in any change of use of the site and that due to the restrictive nature of the proposed live-fire training activities the controlled site at the existing Police Headquarters is clearly the most appropriate location given the 24 hour, access-controlled site. It is acknowledged that the proposed development would not substantially increase the attraction of the location to any extent which would impact upon existing town centres given its purpose as a private police training facility.

Further to this, it is acknowledged that the site is in an accessible location being situated on a major route out of Stafford and well connected to the town centre via public transport and walking/cycling routes.

On this basis it is considered that the proposed development is acceptable in principle.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 7, 8, 10, 11, 80, 86, 87

The Plan for Stafford Borough

Policies: SP1 Presumption in favour of sustainable development; SP2 Stafford Borough housing & employment requirements; SP3 Stafford Borough sustainable settlement hierarchy; SP5 Stafford Borough employment growth distribution; SP7 Supporting the location of new development; Stafford 1 Stafford town; E1 Local economy

The Plan for Stafford Borough: Part 2

Policies: SB1 Settlement boundaries

2. Character and appearance

The immediate surrounding area comprises generally large commercial and industrial units set between expanses of surface parking and soft landscaping. The wider area is characterised by residential development to the southwest and agricultural land to the northeast. The built development in the vicinity is varied in its design and style.

The application site is within the police headquarters complex which is generally complementary to its context, comprising a range of buildings of different sizes and styles with parking provision and areas of soft landscaping, albeit relatively limited in its scope.

The proposal would result in the demolition of three buildings which are of no particular architectural merit, and which appear to offer little value other than functionality. The buildings to be demolished are a range of single and two-storey buildings within the middle of the Police Headquarters site.

The proposed development comprises the erection of a large building (the hub) formed of two distinct elements and a small skills house. Some areas of hardstanding would be replaced with soft landscaping and a significant number of trees would be planted amongst meadow mix planting, grassed areas, shrubberies and new hedgerows.

The hub building would have a L-shaped footprint with various flat roofs. The proposed building would have two storeys and, notwithstanding the stairwell, would have a maximum height of 11m. Facing materials would comprise red brick, graphite grey fibre cement panels, and Alaska grey cladding; the flat roofs would comprise profiled insulated roof panels and PVC membrane. A galvanized roof walkway and solar PV array would be provided on the roof. Whilst it appears that these elements would be set behind a parapet, precise details should be secured by condition, to include a sectional elevation.

The skills house would broadly resemble a red brick and tiled dwellinghouse, measuring 10.4m x 8.0m with a maximum height of 8.75m. The building would have a rectangular footprint with porch, storm canopy, and external staircase. The unusual roof design would have both hipped and dual-pitched elements with a section cut out to provide a balcony.

The Council's Design Advisor raises no objection to the proposed development and states that the proposal would not result in any substantively greater visual or spatial impact upon the site or surrounding area beyond the impacts resulting from the existing development on site. It is acknowledged that the overall form and massing of the proposed building is substantial, however its architectural design and composition is of an appropriate quality, height, and scale to not appear overtly out of place or incongruous with its wider setting. Furthermore, it is considered that the proposed building would be adequately screened from wider views and local public street scenes by existing surrounding large-scale commercial development. The proposed landscape design is considered to be an enhancement above and beyond the existing site and would result in a tangible improvement to the underlying character of the site.

With regard to character and appearance the proposed development is therefore considered to be acceptable. In order to ensure that the development achieves such benefits it is considered that any approval should be subject to conditions to secure precise details of external materials and the provision of landscaping, as well as details of the solar PV array.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 126, 130, 132 & 134

The Plan for Stafford Borough
Policies: N1 Design; N8 Landscape character
Supplementary Planning Document (SPD) - Design

3. Residential amenity

The application site sits amongst other commercial and industrial units and the nearest residential dwellings are over 300m away to the west. Consequently, there would be no implications regarding visual amenity or privacy.

The application is supported by an acoustic report which concludes that noise breakout from the firing range and any plant would be below the existing prevailing background noise levels. The Council's Environmental Health Officer (EHO) advises that this report is satisfactory and raises no objection in this regard. It is, however, considered that any approval should be subject to a condition to secure details of any external plant, machinery, etc. and details of its acoustic performance to ensure that it would comply with the conclusions of the noise report.

The application is supported by an external lighting layout to which the EHO raises no objection. A condition should be attached to any approval to ensure that external lighting is installed in accordance with this layout.

In order to ensure that the proposed development does not result in undue harm during demolition or construction the EHO recommends that any approval is subject to a condition to ensure that the development is carried out in accordance with a demolition and construction management plan which should be secured prior to commencement of development.

Subject to appropriate conditions it is not considered that the proposed development would result in any undue harm with regard to residential amenity.

Policies and Guidance:-

National Planning Policy Framework
Paragraph: 130

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

4. Local highway network, access and parking

The application site is accessed via three existing access points - the main entrance from Weston Road, a staff-only entrance off Dyson Way (Staffordshire Technology Park), and a contingency entrance on Weston Road - all of which have access controlled.

Parking provision around the site would be altered in accordance with the different footprints of the buildings on site; a reduction of 26 spaces from 765 across the wider site to 739 would result.

The local highway authority advise that the site is served by existing pedestrian and cycle connections and a bus service within 250m of the main access. They note that with recent changes to working arrangements resulting in a reduction in the number of employees on site it is considered that the loss of 26 parking spaces is not likely to result in any significant effect on the surrounding highway network.

No objection is raised by the highway authority, subject to a condition to ensure that the development is carried out in accordance with a construction management plan which should first be secured prior to commencement of development.

Further to this, it is considered that a condition should be attached to any approval to ensure that the revised parking layout is provided within 12 months of first occupation of the proposed development. In light of the highway authority not recommending such a condition, it is not considered that this provision should be secured prior to first use of a building which would enable essential training to be carried out in one location, thereby reducing unnecessary vehicular journeys to other facilities.

Policies and Guidance:-

National Planning Policy Framework
Paragraphs: 107 & 108

The Plan for Stafford Borough
Policies: T1 Transport; T2 Parking and manoeuvring facilities; Appendix B – Car parking standards

5. Ecology and biodiversity

The application site is within 15km of the Cannock Chase SAC (special area of conservation). The local planning authority has carried out an appropriate assessment under the Conservation of Habitats and Species Regulations (2017) which concluded that the proposed development would not increase visitor pressure; furthermore, the proposed development is likely to reduce vehicular trips due to the increase and improvement in training facilities provided on site. Consequently, it is not considered that the proposed development would result in any potentially significant effects with regard to visitor pressure or nitrogen emissions.

The site is within 5km of the Pasturefields Salt Marsh SAC; the local planning authority has carried out an appropriate assessment under the Conservation of Habitats and Species Regulations (2017) which concluded that the proposed development is likely to reduce vehicular trips due to the increase and improvement in training facilities provided on site, and furthermore there is a lack of hydrological connectivity between the application site and the European site which results in the risk of any direct or indirect impacts being negligible. Consequently, it is not considered that the proposed development would result in any potentially significant effects with regard to visitor pressure or hydrological impacts.

With regard to both European sites Natural England raise no objection, advising that it is not considered that the proposed development would result in any significant adverse effects on designated sites. It is confirmed that Natural England concur with the conclusions at which the Council has arrived in screening the proposed development under the habitat regulations.

The application site is within the amber risk zone for great crested newts (GCN). The Newt Officer states that the proposed development would present a low risk to GCN and raises no objection; however it is recommended that an informative be attached to any approval to bring to the attention of the applicant the protected status of GCN.

The application is supported by a preliminary ecological appraisal report which concludes that avoidance and good practice construction measures are necessary to prevent harm to hedgehogs and enhancement measures and landscaping would be provided. A further bat survey was found to be necessary, which was carried out in January 2023. The survey found no bats emerging or returning to the building and concluded that bats are likely to be absent from the building and that the proposed development would not likely have any adverse effect on roosting bats. The Council's Biodiversity Officer raises no objection to the proposed development and confirms that no further action is required with regard to bat presence. Furthermore, it is noted that sort landscaping designs would incorporate trees and plants with beneficial value to wildlife and enhancements to biodiversity through native planting and grassland creations. It is recommended that conditions are attached to any approval to ensure that excavations are provided with a means of escape for mammals, that landscaping is carried out in accordance with the application submission, and that 4 integral swift boxes and 2 Schwegler 1B bird boxes are provided.

The application is supported by an arboricultural impact assessment which the Council's Tree Officer states is satisfactory; consequently, no objection is raised regarding arboricultural matters. The Tree Officer advises that the likely impact on tree cover would be negligible and the proposed landscaping scheme is acceptable with a good range of tree species. It is recommended that conditions are attached to any approval to ensure that the development is carried out in accordance with the tree protection plan, to ensure a scheme of ground decompaction is carried out prior to tree planting, and to ensure that planted trees are covered by a watering/maintenance schedule.

Policies and Guidance:-

National Planning Policy Framework

Paragraphs: 8, 120, 153, 154, 174, 179, 180, 181 & 182, 183

The Plan for Stafford Borough

Policies: N2 Climate change; N4 The natural environment & green infrastructure; N5 Sites of European, national & local nature conservation importance; N6 Cannock Chase special area of conservation

6. Other

Flood risk

A flood risk assessment is submitted in support of the application which identifies that the site is within flood zone 1 and at low risk from all forms of flooding. The flood risk assessment and proposed drainage layout identify that surface water would be discharged via watercourse and infiltration, resulting in a betterment in terms of runoff rate. The lead local flood authority (LLFA) raise no objection to conditions to secure a final detailed surface water drainage design, a management plan for the drainage system, and controls of surface water during any temporary works. Whilst the LLFA recommend a pre-commencement condition relating to the detailed drainage design it is clarified that a CCTV survey is required following demolition works; consequently, it is considered that the drainage design should be submitted for approval prior to development except for demolition.

Ground contamination

The application is supported by a Phase 1 ground risk report which concludes that contamination risk is low to very low. The Council's Environmental Health Officer raises no objection in this regard and notes the comments made with regard to unexploded ordnance and dealing with unforeseen former buried deposits such as asbestos containing materials. No conditions are recommended in this regard.

Energy efficiency

The applicant has provided a sustainability statement which refers to the proposed use of solar photovoltaics, air source heat pumps, and water source heat pumps in order to reduce the reliance on grid-supplied energy; details of external plant and machinery, as well as solar arrays, should be secured by condition.

Police Design Advisor

The Police Design Advisor, acting in an independent manner, raises no objection to the proposed development; a number of recommendations are made with regard to security measures and it is considered that these should be brought to the attention of the applicant via an informative attached to any approval.

Fire and rescue service

Staffordshire Fire and Rescue Service raise no objection to the proposed development, stating that appropriate supplies of water for fire fighting and vehicular access must be provided in accordance with building regulations requirements; and that appropriate automatic water suppression systems should be installed within the buildings. It is considered that such recommendations should be brought to the attention of the applicant via an informative attached to any approval.

Policies and Guidance:-

National Planning Policy Framework

Paragraphs: 8, 120, 153, 154, 159, 161, 163, 164, 167, 168, 174, 183

The Plan for Stafford Borough

Policies: N2 Climate change; N4 The natural environment & green infrastructure

7. Concluding comments and the planning balance

It is considered that the proposed development is acceptable in principle due to its specific use as a live-fire training facility and associated training and support functions which would replace existing office and ancillary facilities to the Police Headquarters site in which it would be located.

Subject to conditions it is not considered that the proposed development would result in any undue harm with regard to residential amenity, the local highway network, flood risk, or public health. Furthermore, it is considered that the proposed development would result in no visual harm with regard to its built form and enhancements with regard to landscaping, and biodiversity.

It is considered that the proposed development should be approved, subject to conditions.

Consultations

Highway Authority:

No objection.

- The proposed training facility is within the existing police headquarters site which has an overall parking allocation of 765 which would be reduced by 26 spaces as a result of the proposed development.
- Due to recent changes to working arrangements resulting in a reduction in the number of staff on site it is considered that parking would not have a significant effect on the surrounding highway network.
- It is not considered that the use of the three existing access points into the site would change significantly as a result of this proposed development.
- A condition is recommended to ensure that the development is carried out in accordance with a construction management plan to be submitted prior to commencement of development.

Design Advisor:

No objection.

- There are no substantive design-based objections to the proposed development.
 - The proposed building would effectively have no greater visual and/or spatial impact on the site and surroundings than those it would replace.
 - The proposed building would be screened by surrounding large scale commercial development from having any direct impacts on local public street scenes.
 - Whilst the overall form and massing is substantial, the architectural design and composition of the building (and particularly the elevations overlooked by the nearby office buildings on the Staffordshire Technology Park) are generally of commensurate visual and architectural quality, height, scale, and presence to the majority of the built form in the surrounding area and would not appear overtly out of place or incongruous in its setting.
 - The external landscape design associated with the new building is broadly considered to be a substantial enhancement over those currently present and would act as a tangible improvement to the underlying character of the site in its wider setting.

Natural England:
(Comments dated 11 October 2023):
No objection.

- The proposed development would not have significant adverse impacts on designated sites.
- Natural England concurs with the conclusion of Stafford Borough Council with regard to habitat regulations screening.

(Comments dated 25 August 2023):
No objection.

- Without appropriate mitigation the application would have an adverse effect on the integrity of the Cannock Chase and Pasturefields Salt Marsh SACs.
- Natural England concur with the conclusions of the Council's Habitat Regulations Assessment – proposed mitigation measures should be secured by condition.
- The proposed development would not damage or destroy the interest features for which the Cannock Chase or Pasturefields Salt Marsh SSSIs have been notified.

Biodiversity Officer:
No objection.

- Wharton undertook a preliminary ecological appraisal during February 2023, followed by a single bat emergence survey in May. A Biodiversity net gain report is also submitted in support of the application.
- No bats were recorded in the buildings to be demolished and no further action is required.
- Any excavations left open overnight should be provided with a means of escape for mammals.
- The supporting information recommends that soft landscaping designs incorporate trees and plants with beneficial value to wildlife. Landscaping plans would provide enhancements for biodiversity through native planting and grassland creation.
- Four integral swift boxes should be installed on the buildings in suitable locations.
- Two Schwegler 1B bird boxes should be installed in suitable locations within the application site.

Newt Officer:
No objection.

- The proposed development would present a low risk to great crested newts and/or their habitats.
- As the development is within the amber impact risk zone, as modelled by district licence mapping, we recommend that an informative is attached to any approval to bring to the attention of the applicant the protected status of great crested newts.

Tree Officer:
No objection.

- There are numerous trees on this site which are adequately shown on the supporting information. The root protection areas are shown and details are provided relating to their protection.
- A proposed compound area is identified which should prevent harm to retained trees.
- The likely impact on tree cover is negligible.
- The landscaping scheme includes a good range of tree species and the use of more natural support ties is welcomed.
- The planting specification is generally good, however there is concern regarding maintenance of trees to establishment and ground compaction prior to the application of topsoil. As it would not be possible to protect exposed ground during demolition and construction there would be severe ground compaction.
- A scheme of pneumatic decompaction in the tree planting areas immediately prior to tree planting should be specified.
- A water/maintenance schedule for the newly planted trees should also be secured.
- Subject to the addition of a maintenance schedule for the landscaping scheme, the proposed development is acceptable and two conditions are recommended relating to tree protection and ground decompaction.

Lead Local Flood Authority:
No objection.

- Pre-commencement conditions are required to ensure that:
 - o The full detailed drainage design is submitted and a CCTV survey of the existing drainage system is undertaken following demolition works.
 - o A management and maintenance plan is in place for the drainage system with a named body responsible for undertaking maintenance of the drainage system over the lifetime of the development.
 - o Sufficient measures are put in place to ensure no increase in flood risk during the demolition and construction phases.

Environmental Health Officer:

No objection.

- The acoustic report is satisfactory; it is noted that the proposed hours of use exclude night-time.
- The ground risk report is sufficient; comments with regard to unexploded ordnance and dealing with unforeseen former buried deposits such as asbestos containing materials are noted.
- The lighting report is satisfactory.
- The development should be carried out in accordance with a demolition and construction management plan to be secured by condition.

Staffordshire Police Design Advisor:

No objection.

- A high level of physical security should be incorporated in the proposed design.
- Access to the training hub and armoury should be restricted and audited regularly.
- It is assumed that strict protocols surrounding firearms will be extended to training sessions.
- The external walls appear to provide an adequately safe environment with acoustic protection and additional security.
- Additional CCTV should be installed to provide suitable coverage of the facility.
- The external lighting is sufficient for passage around the grounds. Additional canopy lighting may be beneficial and unit lighting should be provided to cover all entrances and egress points.
- The site may benefit from more electric vehicle charging points towards the hub entrance.
- Access to the skills house should be restricted for training purposes only.

Staffordshire Fire and Rescue Service:

No objection.

- Appropriate supplies of water for fire fighting should be provided at the site.
- Roads and drives upon which fire appliances would have to travel in order to proceed to within 45m of any point within the property should be capable of withstanding the weight of the appliance.
- Consideration should be given to include the installation of automatic water suppression systems (AWSS) as part of a total fire protection package

Hopton and Coton Parish Council:
No representation received.

Neighbours (111 consulted):
No representations received.

Site notice expiry date: 11 August 2023

Newsletter advert expiry date: 16 August 2023

Relevant Planning History

09/12617/FUL - Construction/conversion of buildings for conference, training, support, and welfare services - Approved 24 March 2010

09/12512/FUL - Proposed construction of an internal access road, boundary walling and a controlled access to Beaconside Technology Park - Approved 1 October 2009

08/09544/FUL - Extension and alteration on gatehouse to form reception and waiting room and alterations to access arrangements - approved 12 February 2008

05/04448/FUL - Reprovision accommodation comprising new office building, dog kennel complex, vehicle parking and ancillary works - Approved 24 February 2006

Recommendation

Approve subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

19033-BSA-ZZ-XX-DR-A-2650 P01 - Location plan

19033-BSA-ZZ-XX-DR-A-3650 P01 - Existing topographical

19033-BSA-ZZ-XX-DR-A-3651 P11 - Proposed site plan

19033-BSA-ZZ-XX-DR-A-3652 P07 - Proposed site plan - full site

19033-BSA-ZZ-00-DR-A-3001 P10 - Proposed ground floor plan (50m range)

19033-BSA-ZZ-01-DR-A-3101 P10 - Proposed first floor plan (50m range)

19033-BSA-ZZ-R1-DR-A-3201 P04 - Proposed roof plan (50m range)

19033-BSA-ZZ-ZZ-DR-A-4700 P08 - Proposed elevations

19033-BSA-ZZ-XX-DR-A-3201 P03 - Floor plans and elevations for skills house

19033-BSA-ZZ-XX-DR-A-3653 P01 - Typical site sections

3. No development shall commence unless and until a Construction Management Plan (CMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CMP shall include details relating to construction access; hours of construction; routing of HGVs; delivery times; the location of the contractors' compounds, cabins, material storage areas, and contractors parking; and a scheme for the management and suppression of dust and mud from construction activities, to include the provision of a vehicle wheel wash. All site operations shall then be undertaken strictly in accordance with the approved CMP for the duration of the construction programme.
4. No development shall be carried out unless and until a demolition and construction management plan (DCMP) has been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved DCMP.
5. No development, except for demolition, shall commence until a detailed surface water drainage design has been submitted to, and approved in writing by, the Local Planning Authority. The design shall be based upon the proposed surface water drainage

strategy outlined in the approved Flood Risk Assessment (10865G-WML-XX-ZZ-RP-G-0002 - WML - FRA - REV 02, June 2023) and shall demonstrate:

- The 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.

- The finished floor level (FFL) of the proposed building(s). To prevent the ingress of surface water, the FFL should be 150mm above the surrounding ground where appropriate. At the very minimum (and where level access is required for access, etc.), all surrounding ground shall slope away from the proposed building, and infrastructure such as drains, etc. shall be designed to intercept any surface water prior to inundation of access and egress points.

- The results of a CCTV survey (post-demolition) of the drainage system downstream of existing SW MH 006 as shown upon the preliminary drainage drawing down to sites' outfall point.

6. The development shall not be first brought into use unless and until a management plan has been submitted to, and approved in writing by, the Local Planning Authority. The management plan shall detail the maintenance requirements of the drainage system, and include a named body responsible for undertaking maintenance of the system over its design life.
7. Temporary arrangements for the control of surface water shall be in place as part of any temporary works associated with the approved development.

8. 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) have been submitted to and approved in writing by the Local Planning Authority.
9. The development shall be carried out in accordance with the Tree Protection Plan (AEL-18650-TPP revision A).
10. Within 12 months of the development first being brought into use the site shall be landscaped in accordance with drawing 4000/1 revision B (detailed landscape proposals).
11. Prior to implementation of the approved landscaping plans a scheme of ground decompaction shall be implemented in the areas identified for tree planting. Such a scheme shall result in ground suitable for unrestricted root growth for the planted trees to their approximate maximum perceived crown spread and to a depth of 600mm - 1000mm, unless agreed otherwise in writing by the local planning authority.
12. If any tree to be retained or planted as part of the approved landscaping scheme is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
13. The landscaping scheme shall be implemented and thereafter maintained in accordance with a watering and maintenance schedule for newly planted trees which shall first be submitted to, and approved in writing by, the Local Planning Authority.
14. Any excavations left open overnight shall be provided with a means of escape for mammals.
15. Before the development is first brought into use four integral swift boxes shall be installed on the new building(s) in suitable locations and two Schwegler 1B bird boxes placed in suitable locations around the site.
16. The parking provision detailed on drawing 19033-BSA-ZZ-XX-DR-A-3652 P07 shall be provided within 12 months of the development first being brought into use.
17. No external lighting shall be installed except for in accordance with drawing M5280-DSSR-XX-XX-DR-E-63001 P0. The external lighting shall thereafter be retained in accordance with the approved details.
18. Notwithstanding any description / details in the application documents and before any external extract / ventilation system, including external ducting, is installed, details of the location, design, materials, colour finish, and acoustic performance of the extract / ventilation system and ducting shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

19. No solar panels shall be installed on the roof of the building(s) except for those in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include their design, appearance, siting, and any necessary precautions to reduce the impact from glare.
20. Prior to the construction of the following associated structures/plant, precise details of their design and appearance shall be submitted to, and approved in writing by, the local planning authority:
 - Rooftop walkway.
 - Bin store.
 - Dog unit wash store.
21. The office space shall be used in a manner solely ancillary to the Police Headquarters function of the site and shall not be used, sold, or sub-let as a separate business.

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 the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
4. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
5. To ensure the provision of an appropriate drainage system and to prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
6. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
7. To prevent the increased risk of flooding both on and off site (Policy N2 of the Plan for Stafford Borough).
8. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
9. To enable the Local Planning Authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges. (Policy N4 of The Plan for Stafford Borough).
10. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

11. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
12. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
13. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
14. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost. (Paragraph 174 of the National Planning Policy Framework).
15. In order to ensure that the development results in a net gain in biodiversity. (Paragraph 174 of the National Planning Policy Framework).
16. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
17. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
18. To ensure the satisfactory appearance of the development and to safeguard the area from undue noise. (Policy N1e, g, & h of The Plan for Stafford Borough).
19. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
20. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
21. To define the permission.

Informative(s)

- 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 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.
- 2 The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
- 3 The applicant's attention is drawn to the comments of Staffordshire Fire and Rescue Service and Staffordshire Police. All comments can be viewed online through the planning public access pages of the Council's website (www.staffordbc.gov.uk).

23/37716/FUL
Staffordshire Police Authority
Weston Road

| | |
|----------|--------|
| Scale | 1:3500 |
| Grid Ref | SJ9424 |

Economic Development & Planning
 23/37716/FUL



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