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Simon W. Baker B.Ed MBA MISPAL
Chief Executive

PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

Date: Thursday, 14 November 2019

Time: 2.00 pm

Venue: The Council Chamber, Moorlands House, Stockwell Street, Leek

Please find below an additional report which was unavailable when the agenda was published.

PART 1

9. NOTE - A Late Representations Report will be circulated prior to the meeting i.e. any representations received since this agenda was published. **(Pages 3 - 14)**

SIMON BAKER
CHIEF EXECUTIVE

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Late Representations – 14th November 2019

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2018/0180	<p><u>Land to the East of Froghall Road and North of Ayr Road, and Cheltenham Avenue, Cheadle.</u></p> <p><u>Additional Neighbour Representations:</u></p> <p><u>Applicant</u> I can confirm that it is not our intention to deliver allotments as part of Phase 2.</p> <p><u>Officer</u> The recommendation and conditions are detailed below in full below.</p>	13 – 78
<p>8. RECOMMENDATION</p> <p>A. That planning permission be APPROVED, subject to conditions and the completion of s106 planning obligation securing matters of 33% onsite affordable housing provision, education contributions / 1.13ha site area for the primary school with pitch, onsite LEAP, off site play / playing field contributions and highway contributions:</p> <p><u>Time Limits (Outline)</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters. Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004. 2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development shall only be carried out in accordance with the details as approved. Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004. 3. Details of the Access, Appearance, Layout, Scale and Landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced and thereafter the development shall only be carried out in accordance with the details as approved. Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Articles 4 and 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. <p><u>Time Limits (Full)</u></p> <ol style="list-style-type: none"> 4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, 		

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<p style="text-align: center;">Planning and Compulsory Purchase Act, 2004.</p>		
<p><u>Approved Plans (Outline)</u></p>		
<p>5. The development hereby approved shall be carried out in accordance with the following submitted plans:</p> <ul style="list-style-type: none">• Location Plan,• The access points as shown on Illustrative Masterplan (Revision M) with such other access points to be provided in accordance with the agreed phasing plan,• The ecological / landscaping as shown on Illustrative Masterplan (Revision M) with such other access points to be provided in accordance with the agreed phasing plan,• No more than 135 dwellings shall be built on the site.		
<p>Reason:- To define the permission and in the interests of proper planning.</p>		
<p><u>Approved Plans (Full)</u></p>		
<p>6. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings: TO BE SPECIFIED.</p>		
<p>Reason:- To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.</p>		
<p><u>Phasing Plan</u></p>		
<p>7. No phase of development hereby permitted shall commence until a Phasing Programme has been submitted to and approved in writing by the Local Planning Authority. The Programme shall provide details of the phasing of the development including the extent and composition of the phases and the overall likely programme for the development. The development shall only be carried out in accordance with the approved Phasing Programme.</p>		
<p>Reason:- To define the permission and in the interests of proper planning.</p>		
<p><u>Phasing Plan Circulation Routes (Outline)</u></p>		
<p>8. No development hereby permitted shall take place until such time as a phasing plan for the proposed vehicular and pedestrian / cycle path accesses to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing / phasing arrangement embodied within the scheme.</p>		
<p>Reason:- To define the permission and in the interests of proper planning.</p>		
<p>9. No phase of the residential development hereby permitted shall be occupied until the pedestrian / cycle path accesses related to that phase (the subject of Condition 08 above) have been laid out and constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.</p>		
<p>Reason:- To define the permission and in the interests of proper planning.</p>		

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<u>House Type Details (Full)</u>		
<p>10. No development hereby permitted shall commence until details including: facing materials to be used in the construction of external walls and roofs of the dwellings and garages, chimneys, eaves, verges, windows (including head and sill details), doors (including garage) and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and shall be maintained for those purposes at all times thereafter. Reason:- In the interests of the character and appearance of the area.</p> <p>11. All external doors (including garage) and windows shall be set back from the face of the building by a minimum of 70mm (new build). Reason:- In the interests of the character and appearance of the area.</p>		
<u>Boundary Treatment (Full)</u>		
<p>12. No development shall commence on site until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other enclosure shall be carried out in accordance with the approved details prior to the first dwelling being occupied. The approved scheme shall be maintained for those purposes at all times thereafter. Reason:- In the interests of the character and appearance of the area.</p>		
<u>Refuse Storage (Full)</u>		
<p>13. No development shall commence on site until details of the storage of refuse (collection points and in-plot), including details of location, size, means of enclosure and materials have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse storage scheme for that dwelling has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter. Reason:- In the interests of the character and appearance of the area.</p>		
<u>Removal of Permitted Development Rights (Full)</u>		
<p>14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-</p> <ul style="list-style-type: none">a) No development as specified in Part 1 Class(es) A, B, C, D and E other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.b) No development as specified in Part 1 Class F other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission first being obtained from the Local Planning Authority, and,c) No development as specified in Part 2 Class A other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission		

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	<p>first being obtained from the Local Planning Authority. Reason:- In the interests of the character and appearance of the area and maintaining amenity standards.</p> <p><u>Play Area (Full)</u></p> <p>15. No development shall commence on site until details of the play area for the development (including grass seeding / turfing, planting, fencing, safety surfacing, play equipment, seats, litter bins and lighting) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be so retained solely for the purposes of the children's play area. Reason:- In the interests of the character and appearance of the area and for the purposes of children's play.</p> <p><u>Levels</u></p> <p>16. No phase of the development hereby permitted shall be commenced until detailed plans and sections showing both existing and proposed site levels for that phase, together with the proposed relationship with adjacent phases have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. Reason:- To define the permission and in the interests of proper planning.</p> <p><u>Dwelling Type and Size</u></p> <p>17. The reserved matters application(s) shall be based on the Nationally Described Space Standards Technical Housing Standards. Reason: - To ensure dwellings of adequate size in line with national policy.</p> <p>18. The type / mix of units at the reserved matters stage shall reflect the Council's Strategic Housing Market Assessment (SMHA). Reason: - To ensure an appropriate mix of units in line with national policy.</p> <p><u>Trees / Hedgerows</u></p> <p>19. The existing hedgerows including hedgerow trees along the eastern boundary of the site with public footpath IR/2575, including that part along the proposed new access road shall be permanently retained and managed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. Reason:- To protect existing trees and hedgerows in the interests of the character and appearance of the area.</p> <p>20. No phase of the development hereby permitted (including any site clearance, site stripping, site establishment, formation of new access or installation of any drainage infrastructure) shall commence until temporary tree protection barriers and advisory notices for that phase have been erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and this shall be retained in position for</p>	

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	<p>the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.</p> <p>Reason:- To protect existing trees and hedgerows during construction in the interests of the character and appearance of the area.</p>	
<u>Landscaping (Full)</u>	<p>21.No development hereby permitted (including any site clearance, site stripping, site establishment, formation of new access or installation of any drainage infrastructure) shall commence until a comprehensive landscaping scheme providing for the landscape treatment of plots and areas of open space within Phase 1 development has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) prior to first occupation of the Phase 1 development hereby approved. The trees and shrubs etc to be planted in accordance with the approved landscaping scheme shall be properly maintained for a period of 5 years following planting or other such period as specified by the Landscape and Ecological Management Plan. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.</p> <p>Reason:- To protect existing trees and hedgerows during construction in the interests of the character and appearance of the area.</p>	
<u>Biodiversity / Ecology</u>	<p>22.No development shall commence (including any site clearance, site stripping, site establishment, formation of new access or installation of any drainage infrastructure) until a CEMP (Construction Environmental Management Plan) has been submitted to and approved in writing by the Local Planning Authority (LPA). This must include:</p> <ul style="list-style-type: none">• Risk assessments of potentially damaging construction activities;• Identification of biodiversity protection zones;• Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements);• The location and timing of sensitive works to avoid harm to biodiversity;• No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development;• Confirmation that there will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests, immediately before vegetation removal, and provided written confirmation that no birds will be harmed and/or appropriate methods are in place to protect nesting bird interest on sites. Any such written confirmation should be submitted to the LPA for its written approval before any clearance of trees, shrubs, tall ruderal or brambles;• Suitable methodology for the removal of Japanese Rose before any work is	

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	<p>undertaken on the hedgerows;</p> <ul style="list-style-type: none">• Lighting used during construction to minimise impacts on wildlife;• Open excavations or pipes to be sealed at night. Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction;• The role and responsibilities of an ecological clerk of works or similar competent person;• Disposal of waste material on site; and,• Use of protective fences, exclusion barriers and warning signs. <p>The CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with approved details.</p> <p>Reason:- In the interests of protected species and habitats during construction.</p> <p>23.No development shall commence (including any site clearance, site stripping, site establishment, formation of new access or installation of any drainage infrastructure) until a LEMP (Landscape and Habitat Management Plan) has been submitted to and approved by the LPA, giving details of proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping and wildlife habitats and associated structures/features within the various public open spaces, ecological areas and structural landscape buffer strips across the site. This shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5 year establishment and aftercare management prescriptions for any newly created habitats; and minimum 20 year maintenance and management operations for all habitats throughout the site to be monitored and reviewed every 5 years. Following approval of such a management plan, it shall be fully implemented in accordance with the details and timescales so approved.</p> <p>Reason:- In the interests of nature conservation.</p> <p>24.No development shall commence (including any site clearance, site stripping, site establishment, formation of new access or installation of any drainage infrastructure) until a details of a lighting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The design and location of lighting shall not impact on foraging or commuting bats and shall minimise disturbance to other wildlife avoiding retained and enhanced habitat areas. The scheme shall be implemented in accordance with the approved details and timescales specified.</p> <p>Reason:- In the interests of nature conservation.</p> <p>25.Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.</p> <p>Reason:- In the interests of nature conservation.</p>	

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	<p>26. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA), Rev 03, ref. 881287-R1(03)-FRA, dated February 2019 undertaken by RSK Ltd and letter ref. 881287_L01_K dated 29 August 2019 and the following mitigation measures it details:</p> <ul style="list-style-type: none">• All development shall be located outside of the food plain.• There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 8 metres of the top of any bank of watercourses, unless agreed otherwise in writing by the Local Planning Authority. <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p>Reasons:- To reduce the risk of flooding to the proposed development and future occupants. To maintain access to the watercourse for maintenance or improvements to provide for overland flood flows and to avoid adverse impact on flood storage.</p> <p>27. No development shall commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved details before the development is first brought into use.</p> <p>Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.</p> <p>28. No development shall commence until such time as the details of a satisfactory surface water design has been submitted to and approved in writing by, the Local Planning Authority. Including:</p> <ul style="list-style-type: none">• The results of ground investigation and percolation tests to determine the viability of Soakaways.• Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).• Limiting the discharge rate generated by all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm to existing greenfield rates.• Detailed design (plans, network details and calculations) in support of any surface water drainage scheme. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.• Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.• Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. <p>Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.</p>	

Construction / Demolition

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	<p>29. No development (including site clearance or ground works) hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-</p> <ol style="list-style-type: none">i. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;ii. the arrangements for prior notification to the occupiers of potentially affected properties;iii. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;iv. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;v. a scheme for recycling/disposal of waste resulting from the construction works;vi. the parking of vehicles of site operatives and visitors;vii. the loading and unloading of plant and materials;viii. the storage of plant and materials used in constructing the development;ix. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;x. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works. <p>All works shall be carried out in accordance with the approved details. Reason:- To protect the amenities of the area.</p> <p><u>Contamination</u></p> <p>30. No development approved by this planning permission shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:</p> <ol style="list-style-type: none">a) A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site.b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteriac) A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.d) The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.	

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31. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to the local planning authority.

32. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence any further until an initial investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, which shall assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence further until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and shall be subject to the written approval of the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.

33. No top soil / fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing by the Local Planning Authority.

Reasons (30 to 33):- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Noise Impacts

34. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and / or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014.

Reason:- To protect the amenities of the area.

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	<p>35. No development shall commence until details and location of any plant or machinery to be installed has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details. Reason:- To protect the amenities of the area.</p> <p>36. No development shall commence until a site specific scheme for protecting the proposed residential units from noise has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard to British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and shall be so designed to achieve noise levels of less than 35 dB LAeq in bedrooms, less than 40 dB LAeq in living areas and 55dB LAeq in outside living areas. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to and approved in writing by the Local Planning Authority. Reason:- To protect the amenities of the area.</p> <p><u>Coal Authority (Outline)</u></p> <p>37. As part of the submission of first reserved matters, no development hereby permitted shall commence until the submission of a layout plan which identifies an appropriate zone of influence for mine entry 104344-003 on site and the definition of a suitable 'no-build' zone for the mine entry, together with a scheme of remedial measures for the mine entry, together with implementation timescales of those remedial works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details. Reason:- The Coal Authority considers that the application site can be made safe and stable for the proposed development.</p> <p><u>Coal Authority (Full)</u></p> <p>38. No development hereby permitted shall commence until a scheme of remedial measures for the mine entry 104344-004, together with implementation timescales of those remedial works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details. Reason:- The Coal Authority considers that the application site can be made safe and stable for the proposed development.</p> <p><u>Air Quality (Outline)</u></p> <p>39. As part of the submission of first reserved matters, no development hereby permitted shall be commenced until an updated Air Quality Assessment has been submitted to and approved in writing by the Local Planning Authority. If the updated Air Quality Assessment indicates a breach in AQ objectives then development shall not commence further until an Air Quality Mitigation Plan detailing all possible mitigation measures to improve air quality at the locations identified in the assessment (a) to be impacted by the proposed has been submitted to and approved in writing by the Local Planning Authority. The full scope of the Air Quality Mitigation Plan shall be first agreed in writing with the Local Planning Authority prior to any such commencement of development and shall include the best practice off-setting techniques to be implemented. The development shall thereafter be carried out</p>	

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<p>strictly in accordance in the approved mitigation strategy and prior to the first dwelling being occupied.</p> <p><u>Air Quality (Full)</u></p> <p>40.No development hereby permitted shall be commenced until an air quality mitigation strategy, detailing all possible mitigation measures to improve air quality at the locations identified in the report AQ105750R2 to be impacted by the proposed development in 2022 (Receptors; R4, R24, R25) has been submitted to and approved in writing by the Local Planning Authority. The full scope of the mitigation plan shall be first agreed in writing with the Local Planning Authority and shall be so designed to quantify the source contributions (e.g. HGVs, buses, taxis, cars etc.) responsible for the exceedance of the relevant objective in 2022 and detail possible mitigation measures to improve air quality. These shall include the best practice off-setting techniques that will be implemented by the developer. The development shall thereafter, be carried out strictly in with any accordance with best practice off-setting techniques identified in the approved mitigation strategy and prior to the first dwelling being occupied..</p> <p>Reason:- In the interests of achieving appropriate environmental standards.</p> <p><u>Archaeology</u></p> <p>41.No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a written scheme of archaeological investigation for that phase has been submitted to and approved in writing by the Local Planning Authority and until any pre-start element has been completed in accordance with the approved scheme. The scheme shall include an assessment of significance and research questions and:</p> <ol style="list-style-type: none"> a) The programme and methodology of site investigation and recording; b) The programme for post-investigation assessment; c) Provision to be made for analysis of the site investigation and recording; d) Provision to be made for publication and dissemination of the analysis and records of the site investigation; e) Provision to be made for archive deposition of the analysis and records of the site investigation, and, f) Nomination of a competent person or persons/organisation to undertake the works. <p>No dwelling or building shall be occupied in any phase until the site investigation and post investigation assessment for that phase has been implemented in accordance with the approved written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition have been secured.</p> <p>Reason:- In the interests heritage / archaeology.</p>		
SMD/2019/0452	<p><u>Land East of Sandfields Kingsley Road Cellarhead</u></p> <p>None.</p>	79 – 92
SMD/2019/0566	<p><u>32 Tittesworth Avenue Leek</u></p> <p><u>Staffordshire County Council Highways:</u> No objections. The</p>	93 - 102

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	access is wide enough and the garage large enough to accommodate a vehicle. Note that the boundary fence is at an angle to the garage and therefore vehicular access will be difficult for day to day use.	