

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

19 September 2019

Application No:	SMD/2018/0679	
Location	Land at Abbey View Fields, Bridge End, Macclesfield Road, Leek	
Proposal	Erection of five detached, single storey five bed roomed dwelling houses.	
Applicant	Urban Nu Ltd	
Agent	Mr Robert Ford	
Parish/ward	Leek	Date registered 13/11/2018
If you have a question about this report please contact: Rachael Simpkin rachael.simpkin@staffsmoorlands.gov.uk		

REFERRAL

This is a locally contentious application. As well, the Planning Applications Committee have considered the related outline and reserved matters applications previously.

1. SUMMARY OF RECOMMENDATION

REFUSE, owing to character and design issues and the inefficient use of brownfield land.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The 1.48 ha previously developed / greenfield application site consists of part of an enclosed area of land containing two redundant reservoirs which formerly served a nearby dye works. These take the form of indentations into the land covered with black butyl linings. Immediately to the south, and at a lower level, are houses in Bridge End and a chemical works situated on the outskirts of the town of Leek. To the north-west is the Leek Cricket Club. The cobbled access track and land immediately adjacent to it falls within a Tree Protection Order (TPO). A Public Right of Way (PROW) from Abbey Green passes through the south eastern corner of the site to terminate at Bridge End. For the purposes of the Saved Local Plan boundaries, the site partly falls within the defined development boundary for Leek. This is except for the area of the site, which lies beyond the PROW to the southeast and is designated as open countryside. The remaining application site adjoins open countryside to all but its southern boundary.

3. DESCRIPTION OF THE PROPOSAL

3.1 Full planning permission is sought for the erection of five, 5-bedroom single storey dwellings as a single house type of a contemporary style. Each would occupy an 189.2 sqm rectangular footprint with a ridge height of 6.0m and accompanied by a detached outbuilding 'triple' garage within a generous curtilage area. Materials of construction would be multi-blend red brick tiles beneath Staffordshire Plain Blue Tiles. As before, vehicular access would be taken from the existing track leading up from Bridge End via the Macclesfield Road (A523). A small area of communal landscaping encompassing tree planting and the provision of a nature pond are proposed to the east of the application site.

3.2 The applicant states that the extent and position of the proposed tree planting has been informed by pre-application discussions with the Council's Arboricultural Officer. As well: *"The applicant has sought to engage with local residents in Bridge End about this proposal, as it is considered that it goes some way to alleviating the concerns they have previously raised about the amount of vehicular traffic that will use the existing access. An offer was also made to provide a dedicated parking area for their future use. However, it was made clear by residents during those discussions that any use of the existing access along Bridge End was unacceptable to them"*.

4. RELEVANT PLANNING HISTORY

SMD/2017/0696 - Reserved matters relating to access, appearance, landscaping and scale relating to SMD/2013/1099. Approved with conditions 15th March 2018.

SMD/2013/1099 - Erection of 11 dwellings - Allowed at Appeal 23rd October 2014.

SMD/2012/0822 - Erection of 11 dwellings – Refused.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (Adopted 1998)
- Core Strategy Development Plan Document (Adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

5.3 The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in favour of sustainable development
- SS2 Future Provision of Development
- SS3 Distribution of Development
- SS4 Managing the Release of Housing Land
- SS5 Towns
- SS5a Leek Area Strategy
- SS6 Rural Areas
- SS6c Other Rural Areas Area Strategy
- SD1 Sustainable Use of Resources
- SD2 Renewable and Low Carbon Energy
- SD4 Pollution and Flood Risk
- H1 New Housing Development
- H2 Affordable and Local Needs Housing
- DC1 Design Considerations
- DC2 Historic Environment
- DC3 Landscape and Settlements
- C1 Creating Sustainable Communities
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures

Supplementary Planning Document

Space about Dwellings (1996)

Supplementary Planning Guidance

Staffordshire Moorlands Design Guide (2018)

Local Plan Evidence Base

Landscape and Settlement Character Assessment (LSCA) 2008 Main Report LSCA Leek Identifies a significant public footpath and open area to the east

Emerging Local Plan

5.4 The existing development plan document for the Staffordshire Moorlands does not include any allocations for housing and other types of land uses. The new Local Plan will include sites for developments and boundaries. It will be a single document that will take a fresh look at the development needs of the district for the next 14 years to 2031. As well as early public engagement, the Council have undertaken public consultations on the draft plan site allocation options during 2015, preferred options and boundaries in 2016 and preferred options in 2017. The comments received in response have been used to prepare, publish and consult upon the final Local Plan draft 'submission' version, which was examined by the Inspector during sessions held in October 2018.

5.6 A full schedule of main modifications to the Local Plan is expected to be subject to consultation this autumn. The schedule will consist of modifications that the

Inspector has so far deemed necessary to make the Local Plan sound. Following the consultation, the Inspector is expected to consider the responses before issuing his final report. Depending on the recommendations in the report, the Council may then be in a position to adopt the Local Plan.

5.7 In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as discussed above.
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question.
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

5.8 The following policies (including their weighting) are considered to be relevant to this application:

- SS 1 Development Principles (Moderate)
- SS 1a Presumption in favour of sustainable development (Significant)
- SS 2 Settlement Hierarchy (Limited)
- SS 3 Future Provision and Distribution of Development (Limited)
- SS 5 Leek Area Strategy (Limited)
- SS 10 Other Rural Areas Area Strategy (Limited)
- SS 12 Planning Obligations and Community Infrastructure Levy (Limited)
- SD 1 Sustainable Use of Resources (Limited)
- SD 2 Renewable and Low Carbon Energy (Significant)
- SD 3 Sustainability Measures in Development (Moderate)
- SD 4 Pollution and Water Quality (Significant)
- SD 5 Flood Risk (Significant)
- H 1 New Housing Development (Limited)
- H 2 Housing Allocations (Limited)
- H 3 Affordable and Local Needs Housing (Limited)
- DC 1 Design Considerations (Moderate)
- DC2 Historic Environment (Significant)
- DC 3 Landscape and Settlement Settings (Significant)
- NE1 Biodiversity and Geological Resources (Moderate)
- NE2 Trees, Woodlands and Hedgerows (Significant)
- T 1 Development and Sustainable Transport (Moderate)
- T 2 Other Sustainable Transport Measures (Moderate)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Site notice published	Expired.
Neighbour Notification	Expired.

6.1 A total of eight letters of objection have been received, which are summarised as follows:

Highways

- Object to this planning application on the basis of dangerous and undesirable access via the intended Bridge End private track;
- In July 2015 SCC Highways stated that additional access onto Macclesfield road at Bridge End was 'undesirable';
- Residents currently parking on and using this private track know it to be too narrow to sustain further traffic or safe and consistent passage of larger vehicles including emergency vehicles;
- The junction of Bridge End track onto Macclesfield road is inadequate to safely accommodate increased usage onto a busy dangerous bend on the main road;
- Major reconstruction would be required to improve this junction;
- There is no facility to allow safe pedestrian access on the track or on either side of the junction with Macclesfield Road;
- The current pavement area is too narrow to facilitate a mobility scooter or two small pushchairs to pass each other - a very dangerous situation for current occupants and any prospective new residents;
- If this development was to go ahead utilising the track as access it would cause lack of adequate parking - my household currently has use of three vehicles. During our expected residency this could conceivably increase to four or five as our two children grow up;
- Our 7 other neighbours/houses are all two or three car properties making a current total of around 20 cars parked on the track.
- Planning permission has been granted for a 4 bedroom property to be built in the garden of no. 3 Bridge End to which there is provision for a further three parking spaces;
- We currently manage parking as a community and discuss temporary additional parking (like family visitors) to ensure it does not cause disruption to each other and everyone's need are met;
- Even with this careful and considerate management of space there is often insufficient turning space;
- The turning space is currently outside my house and no's 15 and 15a being at the furthest end of the track;
- At this point there has been no provision made within the plans to ensure this development does not detrimentally effect existing residents of the proposed site;
- May I bring your attention to 1.5 of the Planning Statement which refers to the applicant engaging with the residents of Bridge End to discuss parking

arrangements and the offer of providing us with a dedicated parking area which was to be at the bottom of the track opposite the chemical factory?

- We have met on a number of occasions and that this offer was retracted by the developer because he deemed it to be unfeasible and he was not able to make/suggest anything else other than a new planning application (this one) for less houses so therefore less vehicles;
- However, building 5, five bedroom bungalows each with a 3 vehicle garage and space for more vehicles to park is not going to be in any way better for us as residents living on this track than the previous application to build 11, 2 to 3 bedroom bungalows;
- Also 3.7 of the Planning statement states that new developments should quote, 'provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use' then how can this be addressed for the current community who live here who are to be a part of this development?
- These 5 bedroom bungalows will not be retirement homes but younger family homes so how does this fit 5.29 of the Planning Statement which states 'there is a critical need to provide accommodation that is suitable for occupancy by older people'
- There will be no easy means of accessing public transport and no easy foot access to shops as the track is not wide enough to accommodate a safe footpath;
- Bringing other access routes to the proposed development up to highways standards means the inclusion of a 1.3 metre walkway;
- This cannot be considered a 'sustainable development' where the residents are unable to access the local amenities safely without driving;
- I would question the viability of bringing the track up to adoptable standards and providing safe passage to emergency vehicles beyond 45m of the A523;
- I cannot see how this can be achieved while maintaining a clear roadway including passing spaces, maintaining my three car parking spaces, bin provision, turning circle and community space for children to play and for communal gatherings;
- My property being at the furthest end of the track directly fronts onto the track;
- As I have no front garden or yard like some of the other houses my young children play outside on the track along with the other children who also live on the track;
- Making the track a through road to other dwellings would give me grave concerns for the safety of my children and the other children and adult community;
- Para 9 of the application form states that there is no existing parking on the site;
- The red line of the site includes the private track which is occupied and managed by the residents of Bridge End and provides parking provision for 8 separate households;
- At meetings with the residents the developer has recognised the current parking amenity on the site and the loss of this amenity should the development take place;

Heritage

- The privately owned track at Bridge End also has historic significance as the remains of the medieval "Earls Way" and is adjacent to a Medieval burial mound at Bank Farm field;
- There is a historical significance to this small part of Leek which needs to be considered in the context of this planning application;
- At the end of the track where the current boundary site is there are a set of gate posts which are believed to be original posts for the entrance to Highfield Hall;
- There are also the original cobbles along certain parts of the track, which would date back before 1900s when the track was previously the old Earls Way;
- I would request that a Local Authority Conservation Officer visits the site to assess the posts for cultural significance and preservation;

Ecology / Trees

- We also are lucky enough to share this space with bats, barn and tawny owls and stoats and I have not seen any current ecological survey;
- There is no mention of the protection of the trees and their roots in holding back the huge bank side and wall opposite our properties;
- The newly extended Location Plan includes further trees and planting that is not included in the Site plan as proposed;
- TPOs were attached to trees affected by the proposals as part of the previous applications;
- I request that the remaining trees and vegetation along the private track (now within the site/ along the site boundary) are reviewed by the Ecology Officer prior to any consents being awarded;
- There are currently many trees, and shrubbery along the proposed access route that are home to many species such as bats, which are protected by law, barn owls, also protected along with their nest sites under the Wildlife and Countryside Act 1981, birds and many small mammals;
- It would be extremely upsetting, not to mention illegal if any of the bats or owls protected habitat were to be destroyed;

Other Matters

- Access to the proposed development is via the private unadopted trackway which my property is on and which the planning applicant does not own;
- As a community our outside track space is used for communal gatherings and is also maintained by the community;
- We have lived on the track for 14 years and with our neighbours have managed and maintained our outside space by clearing away debris such as leaves, fallen branches etc filling in any pot holes, cutting back of grassed areas, banksides and hedges;
- We are able to provide invoices for maintenance paid for privately by myself and other residents of Bridge End if required;

- Both my property and others are likely to flood if the road outside be developed with new surfacing such as tarmac and with inappropriate flood defences;
- We already have a concrete hump at the top of the track as a flood defence to slowdown and move the rain water away from our homes and I do not see how this would remain should access be granted;
- Ourselves and other residents also use the trackway for communal wheelie bin storage for the convenience of ourselves and the refuse collectors;
- We have also maintained the area around the gates which are believed to be the original stone posts for the entrance to the once Highfield Hall and may be of historic significance and have keys to the gated area passed onto us by our homes previous owner;
- The gate is kept locked so cars cannot venture up there and I believe that the Cricket Club only have legal access for maintenance up there once a year.
- My neighbour at Bridge End holds the key to these gates and has never in the 14 years of living here been asked by the Cricket Club, landowner or any other person to open the gates. Ourselves and other residents continuously park in front of the gates at we have never been asked to move our vehicles to allow access through the gates;
- Para 3.5 of the Planning Statement refers to the Core Strategy meeting the housing and community needs of Leek: 'Increasing the range of available and affordable houses for first time buyers and older people' how would these huge bungalows be affordable and meet the needs of first time buyers or elderly?
- Our property directly fronts the track and the lack of yard / garden space would cause massive noise pollution to my home.
- I have two young children and extra traffic and construction traffic could be damaging to their health and also their safety.
- I would have no outdoor safe space for them to play;
- Bridge End is beautiful with the old houses, the old track, the gate posts and wildlife, which as residents we get to experience every day and as mentioned earlier are some of the reasons we chose to live here;
- For this to be developed and these things be lost would not only be a travesty to the residents, but to the history of the place.
- The track has been a shared resource that has helped forge a strong and caring community, where my children can safely play and I can congregate and socialise with my neighbours;
- The loss of this facility would significantly reduce the quality of life I share with the other residents.

Leek Town Council

Recommend for refusal as follows: Obtrusive owing to its elevated height.

Date received 22.11.18

Severn Trent Water

NO OBJECTIONS subject to a recommended condition.

Date received 27.11.18

1. The development hereby permitted should not 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 scheme shall be implemented in accordance with the approved details before the development is first brought into use. 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.

SCC Local Education Authority

NO OBJECTIONS subject to a recommended s106 planning agreement.

Date received 20.03.19

This development falls within the catchments of Westwood First School, St Edward's Church of England Academy and Westwood College. The development is scheduled to provide 5 houses. A development of 5 houses could add 1 First school pupil, 1 Middle school pupil and 0 High school pupils. Westwood College is projected to have sufficient space to accommodate the likely demand from pupils generated by the development. However, Westwood First School and St Edwards Church of England Academy are projected to be full for the foreseeable future. We will therefore be requesting a contribution towards First School provision and Middle School provision only.

First School Provision

It has been identified that the level of growth proposed in Staffordshire Moorlands Local Plan for Leek will necessitate a new first school to be delivered within one of the residential development sites.

The County Council is working with Staffordshire Moorlands District Council (SMDC) to plan strategically for the education infrastructure required to accommodate the children generated by the level of housing growth proposed across the District.

The County Council has a statutory duty to secure the sufficient supply of school places, which includes requiring developers to provide additional education provision in line with the pupils generated by proposed new housing.

We will therefore be requesting a contribution towards first school provision. A fair, transparent and consistent approach must be taken across large developments proposed in the Leek area. As a new school will be necessary to accommodate the level of development proposed in the area, this site will be required to contribute proportionally to the cost of providing the new school and acquisition of the land (relative to the development).

We have been advised that the cost of a new 150 place first school (1 form entry) would be in the region of £3,786,200. Based on 5 houses the proportional contribution towards a new primary school of this size would be £19,317. We would also seek an Education Contribution for 1 Middle School place (1 x £15,140 =£15,140). This gives a total request of £34,457.

The above contribution is based on the cost multipliers published in the current EPOP which are subject to change. The above is based on current demographics which can change over time and therefore we would wish to be consulted on any further applications for this site.

SCC Highways Authority

NO OBJECTIONS subject to recommended conditions.

Date received 07.12.18

1. The development hereby permitted shall not be brought into use until details of the proposed means of dealing with the surface water drainage of shed water flowing along the existing access road from the development site to SUDS principles have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

2. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

3. The development hereby permitted shall not be brought into use until the access road from A523 to the site has been resurfaced in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access road shall thereafter be resurfaced in accordance with the approved details.

4. The development hereby permitted shall not be commenced until a construction method statement and management plan has been submitted to and approved in writing by the local planning authority. The construction method statement and management plans shall thereafter be implemented for all operations.

5. Prior to commencement of site operations wheel cleaning/ washing facilities shall be provided within the site in accordance with details to be first submitted to and approved in writing by the local planning authority. The approved facility shall be utilised by all vehicles leaving the site.

6. No deleterious material shall be deposited on the public highway.

NOTE TO PLANNING OFFICER

Bridge End is a private/unadopted road. The applicant should satisfy themselves that they have the appropriate rights and permissions to carry out works to Bridge End; that they have appropriate right of access; that they have rights and permissions to use Bridge End for construction vehicles. The site is a former reservoir. It is likely that extensive works will be required to bring the former reservoirs to a condition where construction of roads and dwellings is possible. There is also likely to be extensive works required for adequate foundations. Conditions 4, 5 and 6 are suggested because of this, to control import and export of materials and construction processes. The method statement and management plan should include estimates

of quantities. The proposed access road is shown to be 3.5m wide. While this is narrow, the road will remain private, technical approval is not required for a development of 5 dwellings, the site is remote from the highway and passing places are available between the highway and the site.

SMDC Arboricultural Officer

NO OBJECTIONS subject to recommended conditions.

Date received 21.03.19 (revised comments)

I have the following comments on the amended proposed site layout plan, Drg. No. 240/250/Rev B.

From a tree, landscape and visual impact point of view this revised layout is considered to be a significant improvement, having taken into account and addressed points made in my previous comments by e-mail dated 19/02/2019. Specifically:

1. The south-eastern landscape/planting area has now been substantially increased in overall size (again indicating a valuable mix of habitat comprising pond, meadow/wildflower grassland, woodland edge and woodland), and within this the area indicated for woodland/woodland edge type planting of native trees and shrubs is now very similar in total area to that of such planting type shown under the previously approved reserved matters application SMD/2017/0696. The planting area extends significantly further to the south-east compared with that shown on the Rev A version of the current application site plan, now being more or less to the edge of the steep slope off the plateau down to the rear (north-west) of the tenants Chemicals plant and Churnet Works employment/retail development. Furthermore, the planting area has been extended further to the north-east, now providing a wider spread of screening against views towards/into the application site from the east.
2. The drawing key has been amended to clarify that whilst heritage fruit trees are shown to plot frontages, there is spatial opportunity and indicative intent to accommodate additional native tree planting elsewhere within the plots, to augment the main south-eastern planting area.
3. The agent has also helpfully clarified that the unknown ownership of part of the red-edged application site relates to the Bridgend roadway, and that the applicant has control in particular over the land forming the south-east projection of the application site, thus enabling implementation and subsequent maintenance of new structural planting.
4. The dwellings at Plots 4 and 5 have been moved substantially further from the mature TPO'd tree belt along the sunken track, now being c.16m and c.10m respectively clear of the indicated canopy spreads, compared with 7.5m and 1.5m correspondingly on the previous Rev A plan. This would also allow retention of more of the existing scrub/saplings along the southern edge of the site, again to the benefit of the crucial screening from the east/south-east.

5. The dwelling at Plot 3 has been moved substantially further from the southern boundary near existing tree T65, this distance now being c.14.5m compared to the previous 5.5m. This would greatly assist in retention of existing trees/hedgerow along this edge of the site, reducing future occupier pressure for felling/heavy reduction of trees and also increasing opportunity to supplement with additional native planting – again all providing more substantive and effective screening in views towards the site from the east/south-east.

The illustrated new planting, in particular that shown within plots including new hedgerows, still has something of an indicative feel to it, and although that indicated is considered appropriate a fully detailed/specified planting plan and schedules would be required – whether by further detail submitted with this application, or by subsequent discharge of conditions.

In the context of these revisions and the extant permission for the previously approved scheme for a much more dense (if set back further) 11 dwellings, I advise that I have no objection to this application as now modified, but would request that the following conditions be imposed in the event that planning permission is granted:

1. Existing trees, shrubs and hedgerows (other than those whose removal is directly required to accommodate the approved development), and all new trees, shrubs and hedgerows planted in accordance with the details of development and conditions of planning permission hereby granted, shall be permanently retained unless otherwise approved in writing by the LPA. In any event there shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
2. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment, formation or improvement of site access, and infilling of the former reservoirs) shall be the erection of temporary tree protection barriers fencing and advisory notices for the protection of the existing trees and hedgerows 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 the duration of the period that development takes place, unless otherwise agreed by the LPA. 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 unless otherwise agreed by the LPA.
3. Before the commencement of development (including any site clearance, site stripping, site establishment, formation or improvement of site access, and infilling of the former reservoirs) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall include full details of all new trees,

shrubs and 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) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. 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.

4. Prior to the first occupation of the development hereby approved, details of provision for the initial establishment maintenance and subsequent on-going management of the communal areas shall be submitted to and approved by the LPA, giving details of proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all new and existing landscaping and wildlife habitats and associated features within these areas.

SMDC Ecology Officer

NO OBJECTIONS subject to recommended conditions.

Date received 16.07.19

The survey is done to an acceptable standard and suggests negligible impacts on badgers. No special mitigation or avoidance measures are advocated in the report. The report recommends putting planks in any trenches to enable badgers to escape.

In addition any pipes in excess of 150mm should be covered at the end of a working day to prevent badgers being trapped. If evidence of any badger sett is found during building work then work should stop and an ecologist should be contacted for further advice.

Date received 26.04.19

A survey badger survey is required before determination given the amount of time that has elapsed would be proportionate.

Date received 17.04.19

The ecological survey report referenced in Application SMD/2017/1099 dated 2012 indicates habitats on site were of local importance, in particular scrub and woodland. No badgers were located on site but a further survey was recommend in the event that development was delayed more than a year. The report recommended creating opportunities for roosting bats by a bat box scheme attached to mature trees, and the creation of scrub and grassland habitats to benefit biodiversity.

The planning application demonstrates acceptable outline tree planting and landscaping as set out in the proposed site plan drawing 250B. My updated comments below broadly follow those for the extant planning permission SMD/2017/0696.

I would suggest the following biodiversity enhancements are included in an Ecological Management Plan:

- Creation of roosting opportunities for bats through a bat box scheme on mature trees along the access drive and in garages.
- Nest boxes for birds on some mature trees.
- Nesting opportunities for birds –house sparrow and house martin on new buildings. A number of nesting sites should be placed together for each species on separate dwellings or garages.
- Details of hedgerow planting mixes along property curtilages.
- Nectar and berry rich native shrubs providing a variety of habitats for invertebrates should be selected that will benefit foraging birds and bats. Species should be selected that provide structural diversity for wildlife. This may include appropriate climbing species such as cotoneaster, ivy, climbing roses and honeysuckles to create green walls that will further enhance the site and gardens for wildlife. Species selected must be appropriate to the shade or moisture conditions on site.
- Gaps at the base of any close boarded fencing to facilitate the movement of hedgehogs.

Biodiversity enhancements should be incorporated into an ecological management plan for the site providing scaled plans, locations, design specifications, phasing/ installation dates and persons responsible for works. In addition a long-term 20 year remediation and maintenance plan is required.

Recommended conditions:

Badgers

An updated badger survey will need to be carried out by a suitably qualified ecologist before any work is carried out. Full details shall be submitted to the Local Planning Authority (LPA) . If badgers are located an appropriate avoidance, mitigation and compensation plan must be submitted to the LPA for approval. If badgers are present a licence to permit development may have to be obtained from Natural England to permit work to proceed.

Badgers and Hedgehogs

A check for the presence of hedgehogs has been carried out to confirm that none are present during the hibernation period 1st November- 31stMarch. Creation of sloping escape ramps for badgers/ hedgehogs by edge profiling by placing planks into them at the end of each working day. Open pipework greater than 150mm being planked off at the end of each working day

Bats

Any lighting onsite, should use low energy LED lighting to minimize light spill around buildings. Alternatively, low-pressure sodium lamps (SOX) are recommended, which should be fitted with hoods to direct the light below the horizontal plane to minimize light-spill. Any security lighting should be less than 200 lumens placed on a timer setting and faced down to reduce sky glow. New roosting sites or nesting sites for bats should not be illuminated. The use of artificial lighting must follow the protocols

outlined in Guidance Note 08/18 Bats and artificial lighting in the UK, Bats and the Built Environment series. (Bat Conservation Trust & Institute of Lighting Professionals 2018). A lighting design plan must be submitted to the LPA for approval and shall be implemented in accordance with the approved details.

Breeding birds

In order that there is no disturbance to nesting birds no ground clearance should be carried out between 1st March and the end of 31st August in any year, unless a survey for nesting birds has been undertaken and it can be clearly shown that birds are not nesting in areas scheduled for vegetation clearance. If birds are nesting work cannot proceed until the young have fledged.

Ecological Management Plan

No development shall take place until an Ecological Management Plan (EMP) has been submitted and approved in writing by the Local Planning authority (LPA).

The EMP should include:

- Purpose and conservation of objectives of the proposed enhancements.
- Detailed designs and or working methods to achieve stated objectives.
- Extent and location of proposed works on appropriate plans and scale maps.
- Type and source of material e.g. native species of local provenance.
- Creation and enhancements of semi-natural habitats linked to Staffordshire and UK Biodiversity.
- Action Plan priorities. In particular broadleaved native woodland, scrub and the creation of species rich hedgerows.
- Planting of nectar rich habitats that provide foraging opportunities for pollinating insects in gardens to include green infrastructure against new buildings.
- Pond design – shape, dimensions and planting to maximise biodiversity.
- Creation of bird nesting boxes and a bat box scheme on mature trees.
- Creation of groups of nest sites for house sparrow and house martin on new buildings and garages according to best practice methods.
- Persons responsible for implementing the proposed works.
- Timetable for the implementation of works demonstrating that works are aligned with the proposed phases of the development.
- Details of initial aftercare, monitoring and remedial measures.
- Long-term maintenance for 20 years post creation.
- Details of disposal of any wastes arising from works.

The EMP shall be implemented in accordance with the approved details and all features shall be retained in that manor thereafter.

Legislative background

Policy NE1 of the Staffordshire Moorlands Adopted Core Strategy: Ensuring development promotes appropriate maintenance, enhancement or restoration and / or recreation of biodiversity through its proposed nature, scale, location and design. The application must meet the objectives of the National Planning Policy Framework (NPPF) 2018: Providing net biodiversity gains where possible.

SMDC Environmental Health Officer

NO OBJECTIONS subject to recommended conditions.

Date received 15.01.19

Potential Areas of Environmental Concern:

1. Noise: Construction / Post Construction
2. Importation of fill material
3. Waste

General Comments

No objections, consent has previously been granted for a similar scheme (Ref: SMD/2013/1099) the following comment have been updated and are still considered appropriate.

Contamination: Previously it has been determined that the main use of the site was for the storage for clean water store. However, in order to fill the void of the reservoir will require the importation of significant quantities of fill material/ topsoil. This material should be tested to ensure it is suitable for its proposed use.

Dust: General. It is not clear exactly how much material will be required to be imported to fill the reservoir such that it can be used to build on. There would seem significant potential for dust nuisance on site.

Noise and vibration: From a noise point of view there is the potential for noise causing adverse amenity issues for future residents of this site without appropriate mitigation and/or sound insulation being installed at the properties. A site specific noise assessment should be provided for this proposal with an appropriate scheme for mitigation. The assessment should at least take account of road noise from A523, nearby industrial workings and the Cricket Clubhouse.

Nuisance: The proposed development is close to existing properties so care needs to be taken during the construction phase to ensure these activities do not cause unreasonably disruption to the neighbour's enjoyment of their properties.

Recommended conditions:

Construction and demolition works: Environmental Method Statement

1. No phase of the development 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:-

- 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.
- V. Transportation of soil or other potentially dusty fill materials on and off the site should be carried out in closed tankers or sheeted vehicles.
- VI. a scheme for recycling/disposal of waste resulting from the construction works;
- VII. the parking of vehicles of site operatives and visitors;
- VIII. the loading and unloading of plant and materials;
- IX. the storage of plant and materials used in constructing the development;
- X. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- XI. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works.

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.

Unexpected Contamination

2. 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. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development should not commence further until a site investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exist to receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to the receptors has been prepared, and is subject to the approval in writing of the Local Planning Authority.

Importation and Fill Material

3. No top soil or 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 should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should 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 to by the Local Planning Authority.

Waste

4. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Sound Insulation

5. Development shall not 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 for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 30 dB LAeq in bedrooms, less than 40 dBLAeq 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 the Local Planning Authority for its approval.

SMDC Waste

No objections (subject to an indemnity agreement with the Council)

Date received 03.12.18

AES waste collection service has no issue with the space to store wheeled bins but query if the road will be adopted. If the road remains un-adopted then we would need an indemnity against damage to the road by the refuse vehicles.

7. OFFICER COMMENT AND PLANNING BALANCE

Policy

7.1 The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the Adopted Staffordshire Moorlands Core Strategy 2014.

7.2 The NPPF (National Planning Policy Framework) as revised was issued in February 2019. The NPPF is a mandatory material consideration in decision making. The applicable contents of the NPPF will be referenced within the relevant sections of the officer report as detailed below.

7.3 As before achieving sustainable development sits at the heart of the NPPF as referred to within paragraphs 10 and 11. This requires the consideration of three overarching and mutually dependant objectives being: economic, social and environmental matters where they are to be applied to local circumstances of character, need and opportunity as follows:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the*

right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being; and,*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making the effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

7.4 CS (Core Strategy) Policy S1a establishes a presumption in favour of sustainable development as contained within NPPF paragraph 11. It requires decision makers to apply a presumption in favour of sustainable development. This means that when considering development proposals which accord with the development plan they should be approved without delay or where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:-

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

7.5 It is acknowledged that the Council cannot demonstrate a five year supply of deliverable housing land and as at 31st March 2018 the figure was 1.8 years. Case law has established that the application of the test in NPPF paragraph 11 is a ‘tilted balance’ which is predisposed in favour of granting planning permission unless NPPF policies protecting areas or assets of particular importance provide a clear reason for refusal (11di) or adverse scheme impacts are outweighed by scheme benefits (11ii).

7.6 The policies contained in the NPPF are supplemented by the National Planning Practice Guidance (NPPG), which is also a material consideration in the determination of applications.

7.7 A list of key policies, guidance and other material considerations is provided in Section 5 below.

Principle of Development

7.8 The town and village development boundaries on the 1998 Staffordshire Moorlands Local Plan Proposals Map currently remain in force until they are

superseded when the new development plan for the district is adopted. The scheme's development envelope and access are located in the designated development boundary of Leek to accord with CS (Core Strategy) spatial policies which support the principle of housing, as the site lies close to services and facilities in the town of Leek to represent a sustainable form of development close to the town of Leek.

7.9 Notwithstanding this, the outline ref. SMD/2013/1099 and ref. SMD/2017/0696 reserved matters planning permission has established the principle of residential development comprising of 11 dwellings albeit on only part of the current application site. In terms of highway considerations, the outline consent also secured the proposed site access arrangements into the site, whereby, vehicular access would be taken from the existing track leading up from Bridge End via the Macclesfield Road (A523). Whilst the reserved matters provided for an appropriate residential layout, design and landscaping. This permission represents the applicant's fall back position. Although, condition discharge information has not yet been received to indicate that the development will proceed shortly. This fallback position is a material consideration of some weight. However, it would be caveated with reference to its development envelope and 11 dwellings secured.

7.10 The NPPF (National Planning Policy Framework) para 122 in achieving appropriate densities discusses that decisions should support development that makes an efficient use of land by taking into account a number of factors. These include: "*a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; ... d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places*".

7.11 NPPF para 123 emphasises: "*Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site*". In these circumstances, it is advised that "*c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework*". It is confirmed above that the Council cannot demonstrate a five year supply of deliverable housing land and as at 31st March 2018 the figure was 1.8 years.

7.12 With regard to density matters, the fallback reserved matters consent scheme ref. SMD/2017/0696 comprised of full details pertaining to the erection of eleven, single storey 'bungalow' dwellings comprising of a single house type. These plots would be arranged around a cul-de-sac type road within a 0.96 ha site area equating to 11.5 dph (dwellings per hectare). The current scheme, however, proposes dwellings within an average plot area of 0.94 ha to equate to 5.3 dph, which would decrease to 3.4 dph when considered within the overall site area of 1.48 ha. Each property would occupy an 189.2 sqm rectangular footprint with a ridge height of 6.0m and be accompanied by a detached outbuilding 'triple' garage within a generous curtilage area to represent both a low density and suburban development form at this

edge of settlement location. No evidence has been provided that there is a demand for 5-bedroom accommodation within the locality and the applicant's viability evidence is considered to be inadequate to be able to support the development scheme as sought. Accordingly, there is conflict with the NPPF in that the development does not seek to achieve an appropriate development density and an efficient use of land within a situation of district chronic housing undersupply despite brownfield regeneration. This matter will be returned to in the planning balance section below.

Layout and Design

7.13 In respect of the appeal decision, the Inspector noted that the site occupied an elevated position and houses on it would be seen from a number of vantage points in the town of Leek. It was considered, however, that the restriction of development on the site to the western part would allow the eastern part to be landscaped therefore enabling planting to soften this visual impact. He also considered that the key issue would be whether the development could be seen as unduly prominent and thereby not result in a high quality design, contrary to CS Policy DC1. The Inspector noted that it was clear that housing on the site would be visible from some vantage points around the town. However, that once the trees and shrubs had matured, the visual impact of development on the site could be mitigated. He also noted that the development on the top of hills is a feature of the town of Leek, whose town centre itself occupies such a location. Accordingly, it was considered that it would be neither unusual nor detrimental for further development to occur in such a location whereby a high quality design could be achieved at the reserved matters stage. As a consequence, he considered that the adverse impacts of this development were of a low order of magnitude having regard to the appearance of the area.

7.14 The Council's Arboricultural Officer has appraised the current scheme, including revisions. In respect of landscape harm, he discusses that the south-eastern landscape/planting area has now been substantially increased in overall size and within this the area is indicated for woodland / woodland edge type planting of native trees and shrubs, which would be similar in total area to that of such planting type shown under the previously approved reserved matters application SMD/2017/0696. As well, the planting area would extend significantly further to the south-east to be close to the edge of the steep slope off the plateau down to the rear (north-west) of the tenants Chemicals plant and Churnet Works employment / retail development. Furthermore, the planting area has been extended further to the north-east, now providing a wider spread of screening against views towards / into the application site from the east. Previous tree impact concerns have been overcome as is set out in the relevant section above. Accordingly, the scheme would therefore be acceptable in the terms of CS Policy DC3 'Landscape and Settlements'.

7.15 The scheme of dwellings would introduce a suburban development with a uniform house type of large scale sprawling bungalows. These are scattered across a more extensive area that retains a more rural character and context. The proposed use of multi-blend red brick tiles beneath Staffordshire Plain Blue Tiles facing materials would not overcome the significant layout and design concerns which are compounded by the low density nature of the scheme. Accordingly, the scheme would create conflict with CS Policies H1 'New Housing Development' and

DC1 'Design Considerations' in particular and the NPPF. This matter will be returned to in the planning balance section below.

Highway Safety

7.16 As before, vehicular access to the site would be taken from Bridge End along a private track via the Macclesfield Road (A523). Neighbour highway objections raised relate to matters that were assessed and found to be acceptable by the Inspector at the outline planning stage and by the Council at the reserved matters stage. In the interests of highway safety, the Inspector imposed Conditions 6, 9, 15 and 19 to the outline decision. In particular, Condition 5 required that the vehicular access to the site would have a minimum width of 5.0m. Whilst Condition 19 would prevent any dwelling for the scheme being occupied until the vehicular access from the A523 to the site had been reconstructed in accordance with details to be approved by the Council. This is the applicant's fallback position in respect of the extant outline and reserved matters approval having established site access matters and a layout to accommodate a total of 11 dwellings and therefore a more intensive development in respect of highway safety considerations.

7.17 For the current scheme, County Highways have raised no objection to the reserved matters proposal subject to conditions, including implementation of access, parking, turning areas, construction method statement, details of surface water interceptor and wheel washing facilities as is set out in the consultation section above. Within the site, it is further noted that the proposed access road is narrow at 3.5m wide. However, it would remain private and technical approval would not be required for a scheme totalling 5 dwellings. As well, the site is remote from the adopted highway and passing places are available between the highway and site entrance.

7.18 Again, County Highways note that as Bridge End is a private / unadopted road the applicant should satisfy themselves that they have the appropriate rights and permissions to carry out works to Bridge End, including access to use Bridge End for construction vehicles and reconstruction works. Land ownership issues, however, fall to be considered as civil matters and separate to the planning judgment in these circumstances.

7.19 With this in mind, the scheme would meet with the provisions of CS Policy T1 and the NPPF. This matter will be returned to in the planning balance section below.

Nature Conservation

7.20 The Council's Ecology Officer has confirmed the acceptability of the ecological survey report dated 2012 resubmitted in respect of reserved matters consent ref. SMD/2017/1099. It indicated habitats on site were of local importance, in particular scrub and woodland. No badgers were located on site but a further survey was recommended in the event that development was delayed for more than a year. This has now been undertaken and found to be acceptable. The report has also recommended creating opportunities for roosting bats by a bat box scheme attached to mature trees and the creation of scrub and grassland habitats to benefit biodiversity. It is further confirmed that the scheme demonstrates acceptable outline

tree planting and landscaping. In these circumstances, the Council's Ecology Officer recommends that biodiversity enhancements are included in an Ecological Management Plan with a long-term 20 year remediation and maintenance plan. Other recommended conditions include measures to protect badgers and hedgehogs during construction, a lighting plan to minimise light spill around buildings to protect bats and no development during the bird nesting season unless otherwise surveyed. These are matters to be secured by planning conditions should the scheme be approved by Members.

7.21 Accordingly, the scheme would therefore be acceptable in the terms of CS Policy NE1 'Biodiversity and Geological Resources'.

Planning Obligations

7.22 CS Policy C1 'Creating Sustainable Communities' requires that the impact of development on existing infrastructure particularly local open space provision and local school capacity should be mitigated where necessary. The Local Education Authority, SCC has confirmed a total request of £34,457 towards local school provision. A Section 106 Agreement should be in place to secure the above contributions for the scheme to be in compliance with CS Policy C1 and the NPPF prior to any approval.

Environmental Matters

7.23 The scheme raises no technical issues in relation to local flooding and does not require consultation with the Lead Local Flood Authority, SCC as it is a non major development. Severn Trent Water confirms no objection subject to the imposition of a planning condition securing suitable drainage proposals. The Council's Environmental Health Department have recommended conditions to deal with contamination given the importation of significant quantities of fill material / topsoil to fill the reservoir void which will require prior testing. As well, a site specific noise assessment and appropriate scheme for mitigation will need to take account of road noise from A523, nearby industrial workings and the Cricket Clubhouse. Given the location of the application site close to existing properties, care needs to be taken during the construction phase to ensure site related activities do not cause unreasonable disruption to the neighbour's enjoyment of their properties.

7.24 With the imposition of suitable conditions where reasonable and necessary, the proposal scheme would comply with the relevant parts of CS Policies DC1 and SD4 and the NPPF. These matters will be returned to in the balance section below.

Other

7.25 On heritage matters, Officers would seek to retain the historic access track cobbles and gateposts in any future scheme by means of planning condition to comply with CS Policy DC2 'Historic Environment and the NPPF. Again, these matters will be returned to in the balance section below.

8. Planning Balance & Conclusions

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory primacy of the development plan is reinforced within the NPPF. The NPPF is a material consideration to which substantial weight should be attached.

8.2 NPPF para 11 contains two alternative limbs in relation to decision-taking. The second limb requires a balance to be undertaken whereby planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

8.3 The scheme for residential development fails to make an efficient use of land in a situation of a chronic housing undersupply and this has not been justified by the applicant. In these circumstances, the NPPF advises that the scheme should be refused. This is compounded by the scheme's poor layout and design, which would lead to a further conflict with local and national planning policy. These factors of significant material weight would not be overcome by the provision of 5 dwellings with their associated economic and social benefits as well as the remediation of previously development land and the scheme's acceptability in all other respects.

8.4 When all things are considered, it is concluded that the adverse impacts of the proposal do significantly and demonstrably outweigh the scheme benefits. For the reasons given above, having regard to all matters raised and when assessed against the policies in the NPPF taken as a whole, the proposal would not deliver sustainable development and a recommendation of refusal is therefore made.

9. RECOMMENDATION

A. That planning permission be REFUSED as follows:

1. The Council cannot demonstrate a five year supply of deliverable housing land and as at 31st March 2018 the figure was 1.8 years. In accordance with NPPF para 123, the scheme for 5 dwellings on a 1.48ha site would constitute homes being built at low densities and would not make the optimal use of the potential the site. Accordingly, the scheme for residential development fails to make an efficient use of land in a situation of a chronic housing undersupply and this has not been justified by the applicant. In these circumstances, the NPPF advises that the scheme should be refused. In addition, the residential scheme would introduce a suburban development with a uniform house type of large scale sprawling bungalows. These are scattered across a more extensive area that retains a more rural character and context to constitute significant layout and design concerns. Such factors of significant material weight would not be overcome by the provision of 5 dwellings with their associated economic and social benefits as well as the remediation of previously development land. Accordingly, the scheme would create conflict with CS

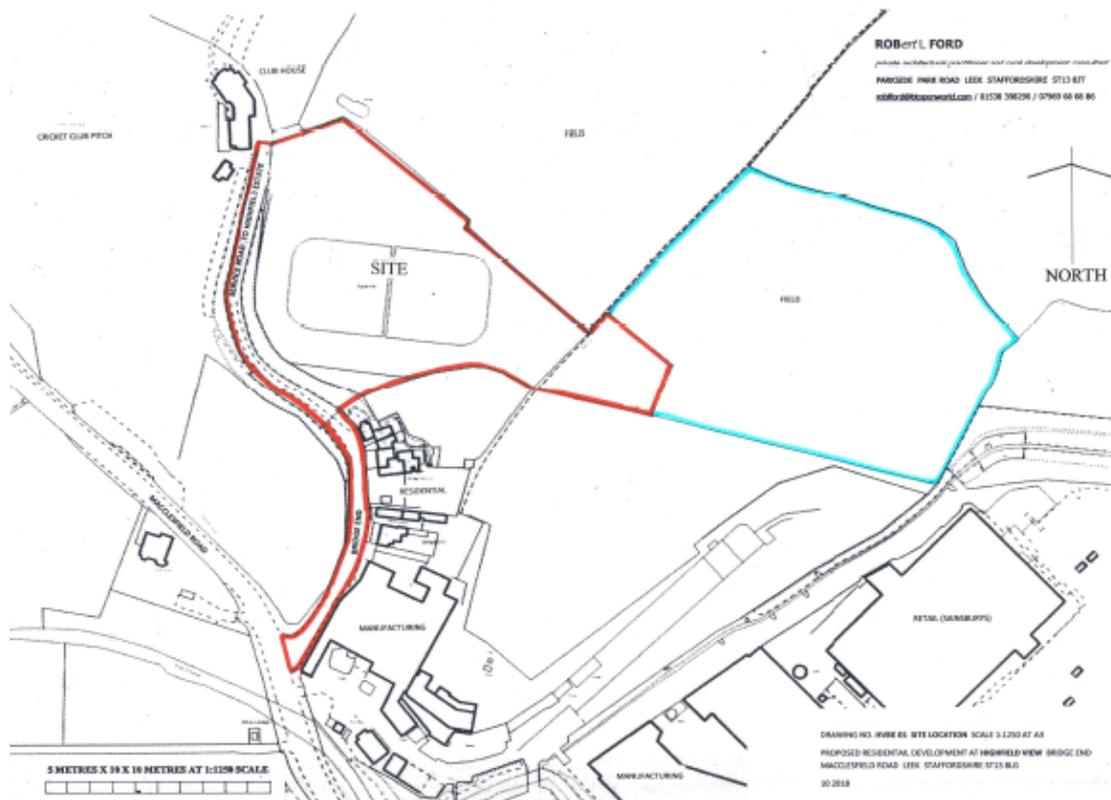
Policies H1 'New Housing Development' and DC1 'Design Considerations' in particular and the relevant policies of the NPPF.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Informative(s)

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Location Plan (Full)



Location Plan (Approved Outline and Reserved Matters)

