

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

20 May 2021

Application No:	SMD/2021/0133	
Location	Land east of Sandfields, Kingsley Road, Cellarhead	
Proposal	Construction of 3No, two storey, detached houses in place of the 2No dormer bungalows previously approved under SMD/2019/0452	
Applicant	Mr Reaney, Rudbrook Limited	
Agent	Nigel Forrester Building Design Services	
Parish/ward	Caverswall / Caverswall	Date registered 4 th March 2021
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffsmoorlands.gov.uk		

REFERRAL

The application is a Full Minor and is referred to Committee due to the previous application having been determined by Committee and due to the amount of local interest objections.

1. SUMMARY OF RECOMMENDATION

APPROVE – subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site is within the Green Belt on the SW side of the A52 Kingsley Road at a point some 150m east of the Cellarhead cross roads. The site comprises a c.50m width of roadside field with dry-stone wall along the rear of the roadside pavement and native species hedgerow towards the Sandfields end. The depth of the site from the road is c.45m and the site area is c.0.23ha. The rear (SW) boundary is a well maintained native species hedgerow with further farm fields beyond. The application red edge overlaps slightly with land used as garden and parking to Sandfields to the NW. The site rises in level quite markedly by 2.5m from the frontage and the Sandfield's land up to the rear (SW) boundary and to the south east end.

2.2 The detached dwelling of Sandfields is modernised and extended but appears to have at least 19th C origins with a building corresponding to the extant two storey house present on the 1887 OS map. Parking and gardens to Sandfields are somewhat loosely separated from the fields.

2.3 Bordering the site to the SE is Pathways, a detached dwelling fronting the road and the first in a row with next, two pairs of semis and then a further detached house.

2.4 Opposite the site, across the road to the NE, is a garden plot and parking to serve Fern Cottage with essentially field countryside surrounding.

2.5 A public footpath right of way enters the application site from the public road in the corner boundary with Pathways. A stone squeeze style about midway along the site rear (SW) boundary takes the path onwards into fields beyond.

3. DESCRIPTION OF THE PROPOSAL

3.1 Three detached two storey three-bedroom dwellings each with integral garage 4.3m internal width x 5.4m. Materials stated as 'Weinerberger Trentino facing bricks' red/orange brick and roof tiles specified as 'Marley smooth Staffordshire Blue plain clay tile'.

3.2 The dwellings would be tall with a roof ridge at 8.6m and eaves c.5.2m. They would be set back c.15m to 17m from the road edge. The first dwelling after Sandfield (NW end) would be c.17m back from the road. Due to the narrowing of the available plot, the third dwelling adjacent to 'Pathways' at the easterly end is closer to the road and set back c.15m. This places the third dwelling about 3m forward of the front elevation line of Pathways – a two storey detached dwelling.

3.3 The dwellings are only narrowly separated by a gap of 1.5m between adjacent roof edges. The side walls are shown c.2m apart leaving space for a just less than c.1m wide side path to serve each dwelling separated by dividing fence.

3.4 There would be a gap between the side wall of the south easterly of the three dwellings and the garden boundary with Pathways of c.4m within which it is proposed a diverted route of the public footpath would be accommodated. With the 1m side path serving the third dwelling this leaves 3m for the public footpath within which there will also then need to be a boundary fence for the third dwelling and within which also it must be expected that the adjacent boundary hedgerow growth must be accommodated. In each dwelling a small first floor side elevation window serving an ensuite bathroom is proposed which would face a blank wall of its neighbour or, in the case of the third dwelling, the side window would face the side elevation of Pathways.

3.5 A single drive entrance positioned centrally would serve the three dwellings branching to either side to serve the end dwellings. Some details of landscaping are shown in the site layout drawing 21/ 615/04-A. A low 600mm walled boundary rear of the visibility splay is proposed along c.35m the frontage similar in amount to the current wall length.

4. RELEVANT PLANNING HISTORY

- 4.1 79/06834/OLDDC – site for two detached dwellings – refused
- 4.2 83/11940/OLDDC – site for dwelling – “closed”
- 4.3 88/01079/OLD – adj to Sandfields Farm Kingsley Road Cellarhead Caverswall – site for one dwelling – refused
- 4.4 SMD/2019/0452 – proposed erection of 2no. detached dormer bungalows – approved
- 4.5 At Sandfields: 04/00075/FUL – pitched roof over existing garage – approved
- 4.6 At Pathways: 99/00283/OLD – first floor extension – approved

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The development plan comprises the adopted Staffordshire Moorlands Local Plan Document SPD/SPG and supporting evidence documents.

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS8 Larger Villages Area Strategy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE 2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 Neighbour consultations x 9 issued for response by 31st March 2021.
Site notice posted for responses by 12th April 2021. Public representations received from 13 separate parties all raising objections to the application.
- Object 100% to building on greenbelt land
 - We note the original application for 2 dormer bungalows, approved despite planning officers' comprehensive recommendations for refusal has now been changed to 3 no. detached dwellings which would have an even greater negative impact, particularly on the character and open nature of the area
 - harmful to the Green Belt, no special circumstances have been demonstrated
 - harmful to openness and countryside character and quality
 - does not comply with the now adopted Development Plan for the area
 - the area / Cellarhead doesn't need any more houses
 - affects the privacy of the people already living there now
 - too much traffic on the main road and very dangerous at busy times to pull out
 - public footpath may be affected
 - we were against the first proposal, now its much larger
 - restriction of light to Fern Cottage
 - proposing space for 4 cars per property
 - comparison with a decision in Biddulph 20 miles away is not relevant as that is a town
 - this site is outside the Werrington – Cellarhead development boundary
 - Kingsley Road is blighted by fast driving everyday
 - Standing traffic for two hours at peak periods daily causing tremendous pollution and noise – so bad there are now pollution monitors at the cross-roads
 - Consider the effects on residents not builder profits
 - From the adjacent neighbour at Pathways – we object to these plans due to how the aesthetics have changed from the initial plans for two bungalows
 - we did not expect a development to be proposed
 - we did not object to the first plans due to not long moving to this property [Pathways] and we did want to cause issues with our neighbours which we deeply regret
 - disruption and disturbance during development work which will be over a long period and at close proximity
 - light could be restricted from the side windows of our property with the house development as it appears these are higher than the initial dormer bungalows which were agreed
 - loss of family privacy
 - loss of privacy to the garden
 - path being re-directed to the side of our home creating an enclosed place and people may gather there
 - chose a family home in the country – with green belt land around us we did not expect this to change due to the natural beauty of the area.
 - impact on property value

- the proposals are giving rise to stress and anxiety
- from a resident of Cherry Gardens – never saw notice of the 2-bungalow application – unacceptable to go to 3 as it is 'moving the goalposts' so to speak
- What was a semi-rural location is now apparently turning into one larger housing estate with buildings appearing upon every available field.
- There are no facilities in Cellarhead bar an Indian restaurant, Sub 4 which provides niche health services and a small petrol station with a shop attached, so it can hardly even be called a village.
- little or no thought for the negative impacts to the environment and the wildlife that inhabits it. At a time when the UK is one of the most nature depleted countries in the world, this is unacceptable
- a row of young trees have already been removed from the field in the area where the developers want to relocate the public footpath. Trees that if they had grown to maturity would have provided more privacy to the adjacent property and importantly been a habitat for birds and insects. This premature action appears to have been carried out on the assumption that the plans will be approved regardless of local objections.
- extremely concerned that development in Cellarhead is becoming too frequent resulting in the loss of chunks of the green belt and loss of habitat for wildlife
- footpath diversion will create an 'alleyway' which will impact on those using it and also the residents of the adjacent property
- Critics of the residents of Cherry Gardens for voicing these concerns argue that Cherry Gardens was built on Green Belt land, however these houses were built on a disused car park
- Extra housing at this site will just make an already busy road worse as well as compromising the health and safety of all residents including those who would be living there
- Required re-positioning of street light would cause unacceptable disruption for residents in the vicinity
- Impact on footpath – unsatisfactory new route due to concealment in an alley way
- change of the development from 2 dormer bungalows to 3 two storey dwellings would have the potential to substantially increase the vehicle movement on and off this site by a third
- road infrastructure leading into Hanley is shocking
- concerned too about the pavement by an exceedingly busy and fast main road being altered
- properties will be over-looked

Parish Council

- 6.4 Caverswall Parish Council – no objections to this application subject to neighbours' approval.

Severn Trent Water

- 6.5 Minimal impact on the public sewerage network therefore no objection and no requirement for a drainage condition. Advisory notes re possibility of public sewers within the site.

SMDC Waste Collection Services

- 6.6 No issues raised.

Staffordshire County Council Highways

- 6.7 No objection subject to conditions. Proposal has increased from 2 to 3 dwellings proposing 4-bed dwellings. Garages are shown but there is adequate space in the parking area of each dwelling to accommodate 3 vehicles in accordance with parking standards.
- 6.8 The speed limit of the A52 at the access point is set at the national 60mph limit. The speed survey submitted with SMD/2019/0452 demonstrated that there is adequate frontage to provide a 67m visibility splay to the west. The hedge on the frontage of the existing Sandfields is included in the 67m. This will also improve visibility for users of the existing access and vehicles using the A52. The 67m is shown on drawing 21/615/04 measured to the rear of the footway. In practice, this should be to the kerb line – this has now been addressed in revised drawing 21/615/04-A.
- 6.9 There is an existing streetlight at the access point and this is still not shown on the drawings – now addressed in revised drawing 21/615/04-A. This will need to be replaced and relocated by Eon. Relocation to the apex of the entrance wall to the east of the proposed access is most likely, but this should be discussed with Eon at an early stage. Condition will be discharged on confirmation that Eon have accepted and approved the re-location proposals.
- 6.10 There is an existing Advanced Direction Sign on the frontage of the site which obstructs the required visibility splay. This is still not shown on the drawings – this is now addressed in revised drawing 21/615/04-A. This will need to be relocated or raised or the sign face redesigned and raised (all on new posts) to incorporate the additional sign below the main face. Highway works agreement should be commenced at the earliest opportunity to ensure developers timescales are more likely to be met. This ADS does not need to be illuminated.
- 6.11 Submitted drawing shows a wide access but still with no details of how wide the dropped kerb will be at the carriageway edge. Condition above seeks clarification of this.
- 6.12 Drawing 21/615/04 [and now 21/615/04-A] shows footway being widened. This will require approval from SCC as highway authority to adopt the widened footway. Condition seeks clarification of proposals. Condition will be discharged on confirmation that highway works agreement is approved.

7 POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Policy Context

- 7.1 In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic

and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.

- 7.2 The Development Plan for the Staffordshire Moorlands District Council consists of the adopted Staffordshire Moorlands Local Plan Document (September 2020) with regard also being given to the provisions of the National Planning Policy Framework (NPPF); the Council's adopted Supplementary Planning Guidance documents: 'Space About Dwellings' and 'Design Principles'; the adopted Design Guide (2018) a Supplementary Planning Document and the Council's Local Plan Supporting Evidence Document: Landscape and Settlement Character Assessment (2008).
- 7.3 Development boundary mapping has now been adopted in accordance with the new Local Plan (September 2020). The Local Plan places Cellarhead as being part of a defined 'larger village' named as Werrington and Cellarhead. However, the drawn and adopted development boundary finishes against the west side of Leek Road (A520) some 150m north west from the application site. This application site is outside of the designated 'larger village' development boundary and in the Green Belt.

Principle of Development and Main Issues

- 7.4 The pre-ambule to Policy SS8 – larger Villages Area Strategy says at 6.57:
“Outside of the [development] boundaries, limited infilling may be supported, subject to key criteria being met as set out in Policy H1”
- 7.5 For Larger Villages The policy stated at SS8(2) is to meet housing requirements by [inter alia]:
*“Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with Policy H1). This will be additional to the housing provision for the rural areas [fourth point];
“Giving consideration to limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H1” [fifth point].*
- 7.6 Policy H1(6) is that:
“When development is located in the Green Belt, national Green Belt Policy will apply.” – this therefore takes precedence.
- 7.7 The NPPF states at paragraph 144 that: “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.”
- 7.8 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their

openness and their permanence. The Government identifies five purposes of the Green Belt:

- To prevent the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic market towns
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

7.9 Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances (NPPF 143). 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF 144).

7.10 NPPF paragraphs 145 and 146 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of these exceptions is at 145 (e): "limited infilling in villages". There are no planning definitions to this term.

7.11 The proposed development site is bounded by extant development to either side – Sandfields to the NW and the row beginning with Pathways to the SE. On this basis the site can reasonably be considered 'infill' as it would fill a gap between existing development.

7.12 Close consideration was given in the Committee report for the previous application SMD/2019/0452 as to whether despite being beyond the village development boundary the site could still be regarded nevertheless as being within a village. The report first considered whether there was a 'village' of Cellarhead. After finding on balance a case for accepting that there was a village, it was then necessary to consider whether the development site itself, and the existing development to either side which it is set between, was within that village. The report conclusion was that the village fell short of including the site and the next development along but the committee's view was that the site and the next development along should be regarded as being within the village. Whether the development 'gap' was truly 'limited' (as required by the NPPF and policy SS8) was also discussed in the report. Ultimately the Committee's conclusion, which was against recommendation, was minuted 14th November 2019 that:

"The site is within the village boundary and qualifies as 'limited infill', therefore appropriate development in the Green Belt".

7.13 It is perhaps important to clarify that the site remains outside the village development boundary as defined in the now recently adopted local plan boundaries but this does not preclude a village from being considered to extend further as ultimately the Committee decided of this site in 2019.

7.14 The only remaining question on the matter of principle is whether or not now being for three dwellings rather than two this in some way makes it no longer 'limited'. The officer advice is that up to no more than three dwellings may

commonly be considered limited so that in number of dwellings this descriptive limit is not exceeded in this application. In size and extent at 50m along the roadside the site could have been considered more than 'limited' but the committee having previously and recently judged and concluded it to be limited this report must base its recommendation accordingly. The proposal therefore complies with NPPF Green Belt policies and the provisions of policy SS8 and Policy H1 of the Local Plan

Design

7.15 In design the three dwellings are broadly un-objectionable. They are large with wide frontage elevations and tightly spaced. They are proposed of brick and tile, details of which have been provided but some clarification continues to be sought re the brick. In the revised layout plan 21/ 615/04-A which followed discussions with the agent, the expanse of tarmac forecourt has been reduced and a greater proportion of lawn / garden introduced. Boundary landscaping has been amended and clarified to show in all cases (save for drystone wall to the site frontage) boundaries formed from post-and-rail fencing with native species hedge planting. In place of close board fencing as first proposed, this will allow a significantly more rural ambience to the development more befitting its rural edge location. Although the dwellings are large, they are in keeping with the character of the area which is predominantly two storey dwellings. The proposal respects the existing established building line to the east and is acceptable in street scene and layout terms. The scheme therefore complies with Policy DC1 of the Local Plan.

Visual Impact

7.16 The site currently is attractive and well maintained with a mixture of stone wall and good native species hedgerows. An attractive stone squeeze stile conveys the public footpath through the rear hedgerow into the countryside beyond. The site is seen in full from the public road and from the public footpath approach from the SW. There would be a significant loss to the current sense of openness at this point. The characteristic of Kingsley Road is one of intermittent openness to which this site contributes significantly. Its development would result in a significantly extended un-broken run of developed road front in the approach to Cellarhead or journey out from Cellarhead and delaying the sense of release into the rural landscape. A suburban frontage to the road would replace that currently of rural field. The 2019 approved scheme is now the relevant base line and whilst there are some significant design differences and some increases in height and mass the increases are not considered so great as to be an unacceptable increase on the approved scheme. Accordingly compliance with Policy DC3 relating to landscape is achieved.

Amenity

7.17 Adequate amenity space and separation distances for privacy are achieved in this straightforward layout which is in alignment with the existing developments. Windows in the adjacent dwelling of Pathways have been assessed as secondary and the impacts therefore are acceptable in terms of overshadowing. There would be no breach of the 45 degree lines from the principal windows in the front or rear elevations of this dwelling. A separation distance in excess of 30m at the closest point will be achieved to the property on the opposite side of the road. This exceeds the Council's minimum standard of 21.3m between opposing principal windows. A distance in excess of the 13m as set out in the Council's Supplementary Planning Document will be achieved between the gable of plot 3 and the property at Sandfields. The proposal includes ample private amenity space for each dwelling of over 156sqm per plot and the Council's standards are therefore comfortably met. The proposal therefore complies with Policy DC1 in terms of amenity.

Ecology

7.18 No ecology survey has been submitted but this is not a protected site and the field grassland is the main habitat present and it is evidently agriculturally improved with an absence of species diversity. There would be a loss of frontage hedgerow and in the event of approval the bird nesting legal informative would be required. It may be appropriate to consider the possibility that badgers (a protected species) could occur passing through the site and a safeguard condition or informative should be attached. With the revised layout drawing 21/ 615/04-A a significant amount of new hedge planting is now incorporated. It would be appropriate to require by condition that the landscaping be completed within 12 months of the last of the dwellings to be substantially completed /occupied whichever is the earlier.

Sustainability of Location

7.19 For the avoidance of doubt there are no issues as to the sustainability of this location with bus routes active on all roads converging at the cross roads for example.

Highways

7.20 Concerns raised by the residents may be understandable but the Highways Authority is satisfied that sufficient visibility can be achieved allowing for the 60mph zone at this point. In event of approval, conditions would be needed to require appropriate re-positioning of street furniture.

Other Matters

- 7.21 There would no doubt at some level be a loss of public amenity in terms of the quality and enjoyability of the access to the rural surroundings by way of the public footpath across the site – as raised in the representations. It would though be feasible to retain an access route as the plans show. A diversion order would need to be applied for by separate process under TCPA(1990) s.257. Additional details were sought on the form and height of boundary treatment to the proposed footpath and this can be stipulated and controlled by condition in order to reduce as much as possible the sense of the footpath becoming an enclosed alley corridor. Drawing 21/ 615/04-A shows post and rail fencing with native species hedging.
- 7.22 A Grade II Listed Milepost close to the existing entrance to Sandfields is positioned just outside the submitted development boundary and would not be affected. Strict considerations apply in respect of heritage. For nearby Listed Buildings there is a statutory duty placed on the LPA, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Buildings affected, and their settings. An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting – the surroundings in which a heritage asset is experienced. NPPF paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”. Despite the development, the mile post would remain in its existing position at the edge of the roadside hedgerow and its significance historically as a marker of direction and distance for users of the public road would not be altered. The hedgerow backdrop to the mile post in turn would or could be retained at this point by condition. There is no conflict with Policy DC2 or the provisions of the NPPF in this regard.
- 7.23 An objector has made reference to pollution and road traffic pollution monitoring at Cellarhead Cross Roads. On inquiry with the SMDC pollution officer it is found that the development site fronts a declared air quality management area (AQMA). Air quality is therefore a material consideration. The pollution officer advises that there should not be any particular issues at the location providing the houses are set back enough. It may be necessary to require an AQ assessment though and it is recommended that Electronic Vehicle charging be provided to offset the pollution impact. This can be required by condition.

8. Conclusion and Planning Balance

- 8.1 The site lies within an area of Green Belt but is a site which the committee recently determined to be capable of development as ‘limited infilling in villages’ in accordance with NPPF 145(e) and therefore compliant with Local Plan policies SS8 and / or SS10.

- 8.2 Being found in all other matters acceptable and in accordance with the relevant local plan policy as discussed in the report and having due regard to all other matters raised the application is recommended for approval.

8 RECOMMENDATION

A. Approve subject to the following conditions:

1. 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, Planning and Compulsory Purchase Act, 2004.

2. 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:

21 615 06-A Location Plan

21 615 05-A site sections

21 615 04-A proposed site

21 615 02 proposed floor plans

21 615 01 proposed elevations

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.

3. Notwithstanding the submitted details and condition 2 above prior to construction above damp proof course level details including types and colours along with samples if requested of all roofing materials, facing materials and hard surfaces shall have been submitted to and approved in writing by the Local Planning Authority, the development shall thereafter be completed in accordance with the approved details and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the works are in keeping with adjacent development.

4. The development shall be implemented in accordance with the levels details as submitted in drawing 21 615 05-A site sections and there shall be no variation in these levels without the written approval of the Local Planning Authority.

Reason: In order to ensure the satisfactory appearance of the development and its appropriate relationship to the site and adjoining land.

5. The existing established native species hedgerow along the south westerly edge of the site shall be protected from any risk of damage as a result of site work during the development and shall be retained for the life of the development.

Reason: In the interests of the appearance of the completed development in the landscape.

6. Within 12 months of the substantial completion and/or first occupancy whichever is the earlier of the last of the three dwellings to be developed the site landscaping and boundary treatments shall have been completed as shown on drawing 21 615 04-A and shall be retained for the life of the development and there shall be no variation unless otherwise agreed in writing by the Local Planning Authority. Any plants which die or are lost in the first five years following the completion of the planting shall be replaced with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

Reason: In the interests of the appearance of the completed development in the landscape.

- 7. The development hereby permitted shall not be brought into use until**
- i) full details of the proposed vehicle access crossing, including dimensions, have been submitted to and approved in writing by, the Local Planning Authority. The access crossing shall thereafter be completed in accordance with the approved details and prior to the first use of development.**
 - ii) the visibility splay of 2.4mx105m to the east and 2.4mx67m to the west indicatively shown on plan 21/615/04-A have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.**

Reason: To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to provide and maintain visibility.

8. No works to construct the access shall be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority - relocation of the existing streetlight away from the proposed access point; the highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to safeguard highway features.

9. The development hereby permitted shall not be brought into use until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority: - replacement, relocation, raising and/or reconfiguration of the Advance Direction Sign currently in the visibility splay to the west of the access on replacement posts; - treatment of widened footway in areas where footway is shown as being widened to accommodate the visibility splays; The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason: To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to safeguard highway features; to provide and maintain visibility.

10. The hedge on the frontage of the overall site shall be maintained in line with the rear of the footway such that it does not grow over the footway.

Reason: To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

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

Reason: To comply with NPPF Paragraph 108; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to comply with SMDC Local Plan policy T1 and T2; to improve conditions for pedestrians.

12. 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), no development as specified in Part 1 Classes A; B; C; D; E; F and G and/or Part 2 Classes A; B and C, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and the Green Belt.

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

Informatives

1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

2. The application has been determined in accordance with Policies: SS1; SS2; SS8; SS10; SD1; SD3, SD4; H1; DC1; DC3; C1; C3, NE1, NE2 and T1 of the Local Plan and with the NPPF.

3. Low coal risk area informative

4. Highways informative

5. Ecology informative – protected species including nesting birds

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of this application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=146184>

