

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

27 January 2022

Application No:	SMD/2021/0089	
Location	Capri, Gallows Green, Alton, ST10 4BN	
Proposal	Outline application, with all matters reserved, for residential development	
Applicant	Mr and Mrs Moss	
Agent	Gez Willard, WW Planning	
Parish/ward	Alton	Date registered: 24.06 2021
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext. 4123 or 07976 753864 christopher.johnston@staffsmoorlands.gov.uk		

REFERRAL

The application is before Committee because it is a re-submission of a major application that was previously decided at Committee.

1. SUMMARY OF RECOMMENDATION

APPROVE WITH CONDITIONS

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site is on the southern edge of the village and within the development boundary of Alton (as shown in the Local Plan) and comprises a detached dwelling within a spacious plot on the south side of Denstone Lane, B5032 classified road. The site also includes a field/paddock to the south of residential curtilage, within the same property and which is also within the development boundary. The overall site is allocated in the current Local Plan for new housing. The development boundary runs along the west, south and east boundaries of the field within the site with the land outside of this being classed as countryside and which comprises open fields. There are neighbouring dwellings to the west and east sides of the residential curtilage and also opposite Capri on the other side of the road to the north. Allotment Lane runs along part of the west side boundary of the residential curtilage. A public footpath flanked by hedges, off Allotment Lane, runs along the rest of the west side boundary of the curtilage and then runs along the west edge of the field to the south, within the site and then continues to head south crossing other fields. A farm track runs along the east boundary of the field within the site and is connected to Denstone Lane to the north and leads south to farm buildings immediately to the south of the site.

2.2 The site has an area of 0.68 hectares.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 This is an outline application with all matters reserved for a future Reserved Matters application, in the event of an outline approval being granted. The forms state that 13no houses are proposed. It is a very similar application to one which was submitted in 2014 and granted outline permission on 15th December 2017 with a S106 to secure some affordable dwellings as part of the development and also an Education Contribution. This permission has now expired and therefore this new application is effectively a resubmission or renewal of the previous application which also specified a total of 13no dwellings would be provided at the site, comprising 12no. new-builds and 1no existing dwelling. Although all matters are reserved, as with the previous application, the same indicative site layout plan has been submitted which shows the retention of the existing dwelling at Capri and a frontage development of four terraced houses facing Denstone Lane in front of the existing dwelling. A new detached dwelling is shown next to the existing dwelling. In the field to the rear, eight detached houses are shown, four either side of a cul-de-sac heading south towards the south boundary of the field and with the houses appearing to face the cul-de-sac and rear elevations facing the west and east boundaries. The total number of houses shown would therefore be 14no and not 13no but as stated, the drawing is only indicative and the forms clearly state a total of 13no houses would be present at the site. The access is shown to be next to the east boundary of the site, off Denstone Lane and nearly opposite the junction with Shirley Drive to the north.

3.2 The same Design and Access Statement has been submitted as previous. However, a new Ecology Survey Report (dated May 2021), Tree Survey Report (dated April 2021) and an Energy and Sustainability Statement accompany this new application.

3.3 The new application is also supported by a letter from the agent dated 22.7.21 which explains that the applicant would like the affordable units to be provided as “First Homes” dwellings. This is a new affordable housing initiative put forward in a government Ministerial Statement in June 2021. This appears to be similar to “Starter Homes” and the main components of “First Homes” are as follows:

- *“A First Home must be discounted by a minimum of 30% against the market value; and*
- *after the discount has been applied, the first sale of the home must be at a price no higher than £250,000.”*

3.4 Therefore the main difference with this new outline application is that the applicant wishes to deliver the affordable housing as entirely “First Homes” rather than the previous policy compliant mix of social-rented (via a Registered Provider) and intermediate i.e. part-owned, part rented, units.

3.5 The application file including the drawings and details of the proposal together with consultation responses can be viewed on the Council website at:

4. RELEVANT PLANNING HISTORY

SMD/2014/0824: Outline planning permission with all matters reserved for residential development. Approved at Committee on 9th July 2015. Outline planning permission with S106 Agreement granted on 15th December 2017. Permission expired on 15th December 2020.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS3 Future Provision and Distribution of Development
- SS4 Strategic Housing and Employment Land Supply
- SS8 Large Villages Strategy
- SS11 Churnet Valley Strategy
- SS12 Planning Obligations and Community Infrastructure Levy (CIL)
- H1 New Housing Development
- H2 Housing Allocations
- H3 Affordable Housing
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

National Planning Policy Framework (NPPF).

5.3 Sections:

5: Delivering a Sufficient Supply of Homes

15: Conserving and Enhancing the Natural Environment

6 CONSULTATIONS

6.1 Neighbour notification letters were sent out to adjacent owners of properties and a site notice was posted and displayed outside of the site on 24th August 2021.

Public response to consultation

6.2 One letter of objection has been received on the grounds that there would be five roads with junctions nearby leading to highway safety and traffic problems and that Alton does not need any more housing due to 22 houses recently being built off Uttoxeter Road and there is no longer a bus service.

Alton Parish Council

- 6.3 The council objected to this application on the grounds that:
- a. Alton has met its housing allocation.
 - b. There is no bus service in Alton making the application unsustainable.
 - c. The extra traffic generated will increase pollution and hinder the District Councils declared climate emergency.
 - d. Highway safety issue due to the parking of vehicles near the proposed development entrance causing blind spots for emerging traffic.

SCC Highway Authority

- 6.4 No objection subject to conditions. The authority commented as follows:

“The adjacent Allotment Lane is narrow and has poor visibility onto Denstone Road. Measures to improve Allotment Lane including to provide visibility should be included in a reserved matters application. I would welcome discussions with the applicant and/or agent on internal layout and potential improvements to Allotment Lane. Application is outline with all matters reserved. However, indicative drawing shows pedestrian accesses of three plots directly onto Denstone Lane close to a bend and a junction with restricted visibility. This needs to be reconsidered at REM stage. Current records show that there were no Personal Injury Collisions on B5032 Denstone Lane within 50m either side of the property access in the previous five years. This is an outline application with all matters reserved. The submitted indicative plan is taken as purely indicative, accordingly the internal layout and access to individual plots has not been assessed in detail and will be considered fully at reserved matters stage.”

Environmental Health

- 6.5 No objection subject to standard conditions for housing development.

Staffs Wildlife Trust

6.6 SWT initially raised a holding objection as it considered insufficient information was provided to demonstrate that a “Biodiversity Net Gain” could be achieved via the development of the site. However, following further discussion between SWT and the agent, the holding objection was removed on the basis of recommended conditions being applied to any permission granted. The final comments from SWT are as follows:

“Having discussed the site further regarding biodiversity and future layout opportunities, given that the application is outline with all matters reserved, the layout and scale of development would determine the final impact to biodiversity. This will need to be considered in terms of delivering a net gain. We advise that opportunities on the site should be maximised through minimising hard surfaces e.g. roads; maximising communal greenspaces; using wetland features for drainage such as swales; and retaining, protecting and enhancing hedges and trees. While onsite gain

is preferred, and likely easier and more cost effective, in this case the current habitat value and location of the site would not preclude off-site compensation should this be required.”

SMDC Trees and Landscape Officer

6.7 No objection subject to conditions to protect trees. The officer commented as follows:

“An updated tree survey report has been submitted, reflecting the fact that a number of Ash trees to the southern and western boundary of the site have been removed since the previous application was submitted (SMD/2014/0824), these being identified at that time as being in poor condition and recommended for removal irrespective of any development proposals.”

“The latest tree report shows remaining trees, which in terms of those of any real significance are located to the site boundaries. The report has limited function as an arboricultural impact assessment at this stage because the layout is merely indicative. Nevertheless, the indicative layout is shown in the context of the tree-related constraints (essentially formed by the Root Protection Areas (RPAs) denoted in the tree report) and as the more significant trees and their RPAs are at the boundaries, it is evident that some residential development of the site in principle could be accommodated without detrimental impact on these trees. However, this is something which would need to be looked at in detail at reserved matters stage if outline planning permission is now granted. It seems likely that an anticipated future layout would involve removal of a group of topped conifers in the existing garden to Capri, together with a small ornamental Cherry, to which I would have no objection.”

6.8 The Officer did not consider the proposal would lead to any harmful landscape impact subject to details of siting and design and advised what should be included in the landscaping/planting scheme at the reserved matters stage.

Severn Trent Water

6.9 No objection subject to conditions requiring a drainage scheme to be submitted and approved.

SCC Waste and Minerals

6.10 No objection. The north part of the site falls within the Minerals Safeguarding Site for Building Stone. However, the development would not lead to the permanent sterilisation of significant minerals reserves.

SMDC Waste Collection Services

6.11 No issues with waste collections. Please include bin storage and collection points on future plans.

SCC Education/Schools

6.12 No contribution towards schools required based on there being 12no additional dwellings on this site. There is projected to be sufficient capacity in the first and middle schools in the area based on the current and projected pupil numbers available at this time and although the development will put additional pressure on school places, current pupil demographics indicate that Thomas Alleyne's High School should be able to accommodate the likely demand from pupils generated by the development.

Staffordshire Police Crime Prevention Design Advisor

6.13 With regard to crime prevention, there are no issues with the principle of developing the site for housing. Advice is given on crime prevention measures for the design and layout of development at the reserved matters stage of the application.

SMDC Housing Officer

6.14 The Council's interpretation of the government's "First Homes" guidance is that we are able to secure affordable housing in line with the Local Plan policy once 25% of First Homes has been accounted for. The guidance states that once a minimum of 25 % of First Homes has been accounted for, social-rented housing should be delivered in the same percentage as set out in the Local Plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the Local Plan policy (in this case Policy H3).

6.15 A policy compliant contribution would therefore be as follows:

4no units (i.e. 33% of all units) should be provided as "affordable" comprising 1no unit as a First Homes (FH) unit (i.e. 25% of the 4) and with the remaining 75% (3no units) delivered in line with the Local Plan, therefore comprising 2no units as social-rented units and 1no unit available as an "intermediate" or shared-ownership unit.

6.16 As the application is for outline approval, it would be preferable to secure a policy-complaint mix at this stage. There will be limited opportunities for the Council to secure affordable housing in Alton. The Council's precedent S106 Agreement includes a "cascade mechanism" should the applicant be unable to engage a Registered Provider to deliver the social-rented or shared ownership units. Once reasonable endeavours have been evidenced, an alternative mix to satisfy any reasonable requests by a Registered provider can be approved and ultimately the sale of the affordable units as "Discount Market Sale" (DMS) units e.g. Starter Homes or First Homes.

7 OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 The main issues with the proposal are as follows:

- The principle of new housing development in this location and sustainability
- Affordable housing delivery and other developer contributions
- The impact on the character and appearance of the area
- The impact on the residential amenities of existing dwellings in the area
- The impact on highway safety
- The impact on the ecological value of the site

The principle of the development

7.2 The site is allocated for residential development in the Local Plan adopted in September 2020. Planning permission was granted for residential development in December 2017 but no works have commenced and this has now expired. The purpose of the new application appears to be to renew or revive the consent and also to put forward a different form of affordable housing which previously was secured via a Section 106. The site was not allocated for housing at the time the previous application was submitted but was deemed to be acceptable due to the undersupply of housing i.e. an acute lack of a five-year housing land supply and the location of the site being deemed to be in a sustainable location and therefore and the NPPF places significant weight to approving such development in sustainable locations. Now that the site is allocated for housing due to the subsequent adoption of the Local Plan, there is now even greater weight for the approval of housing on the site in principle. The site remains in a sustainable location within the development boundary of a large village and despite the alleged lack of a bus service, the site is within walking distance of a number of shops and services helping to reduce the reliance on car travel and therefore emissions. Overall the principle of the proposal remains acceptable and complies with the policies in the current Local Plan and the NPPF.

Affordable housing delivery and other developer contributions

7.3 The Local Plan policies require 33% of all dwellings on residential schemes of this scale to be provided as “Affordable Housing” (in line with Policy H3), as was the case at the time of the previous application, determined under the former Core Strategy preceding the current Local Plan. This results in four of the twelve new units required to be affordable. The previous proposal was to deliver a policy compliant mix of social-rented and intermediate/part-rented, part-owned for the four affordable units and a S106 Agreement was formed on that basis but with a “cascade mechanism”, which in the event of a Registered Provider (RP) (e.g. Housing Association) being unable to take on the affordable housing, allows the units to become Discounted Market Sale units e.g. starter homes sold at least 20% less than the current market value. The new Local Plan adopted in September 2020 requires in Policy H3, 60% of affordable units to be social-rented via a Registered Provider and 40% to be intermediate/shared ownership/part-rented, part owned but also allows Starter Homes. However, a Ministerial Statement in May 2021, proposes an element of “First Homes”, another form of Discounted Market Sale (DMS) housing, to be delivered on housing developments and the government guidance (“First Homes” 24.5.21) directs Council’s to deliver 25% of all affordable units to be

First Homes and then for the remainder to be delivered as policy-compliant units in line with the Local Plan.

7.4 The Council considers that the initial proposal to provide all four affordable units on the site as First Homes is unacceptable. The applicant also put forward two alternatives which were either a mix of First Homes and shared equity units or a contribution towards off-site affordable housing provision in the area. However, neither of these alternatives comply with Policy H3 and given the affordable housing requirements in this area, the Council will only accept a policy-compliant scheme in line with the Local Plan and the government guidance at this outline stage. Therefore, out of the four affordable units, the provision would be as follows:

- 1 x First Homes Discounted Market Sale unit
- 2 x Social-rented units via a Registered Provider
- 1 x Shared Ownership affordable unit

7.5 The applicant's agent has accepted the above mix and a Heads of Terms has been requested from the applicant towards a Section 106 Agreement to be completed on this basis before outline permission is granted.

7.6 The applicant intends the affordable housing units to be located on the site frontage next to Denstone Lane, shown on the indicative drawing as the row of four terraced units next to the road. The Council's Housing Officer accepts this and although the layout drawing is purely indicative, it at least demonstrates that a layout of development can be provided with the inclusion of a affordable units in a suitable location on the site.

7.7 With regard to other community contributions, the previous S106 Agreement secured a financial contribution towards schools capacity provision in the area. At the time of the previous application, submitted in late 2014, the County Council considered the proposed houses would lead to capacity issues at that time. However, on the basis of the current resources/capacity at local schools at junior, middle and secondary level, the County Council no longer require a contribution and there is therefore no requirement to include one under a new Section 106 Agreement, based on 12 new additional dwellings being built on site.

The impact on the character and appearance of the area

7.8 The application is an outline application with all matters i.e. scale, siting, design/appearance, landscaping and access, reserved for a future Reserved Matters application in the event an outline approval is given. It was considered that the previous application, also an outline with all matters reserved application, could deliver housing without significant harm to the character and appearance of the area, through careful design and layout at the Reserved Matters stage. There have been no significant changes to the surrounding environment or street scene since the previous approval and therefore it is considered new housing can continue to be delivered on the site without any further harmful impacts to the character and appearance of the area, subject to further assessment at the Reserved Matters stages.

7.9 With regard to trees and hedges, these mainly exist at the site perimeters and there is potential for avoiding harm to the hedges and tree roots through the siting of dwellings away from the perimeters i.e. the site perimeters are likely to form the back edges of rear gardens. There may be the requirement for the removal of a small group of conifers in the garden of Capri but this is not objectionable and there is sufficient scope for new planting which can be decided at the Reserved Matters stage where landscaping would be assessed. Conditions can be added at this stage to retain all current hedges and trees and for protection measures unless otherwise agreed in writing by the Council.

The impact on residential amenity

7.10 The application is an outline application with all matters i.e. scale, siting, design/appearance, landscaping and access, reserved for a future Reserved Matters application in the event an outline approval is given. It was considered that the previous application, also an outline with all matters reserved application, could deliver housing without significant harm to the residential amenities or living conditions of residents of nearby dwellings via careful design, window positioning, the siting/location of dwellings and appropriate landscaping/planting at the Reserved Matters stage. There have been no significant changes to the surrounding residential built environment since the previous approval or any new houses being built adjacent to the site and therefore it is considered new housing can continue to be delivered on the site without any further harmful impacts to the neighbours and nearby residents, subject to further assessment at the Reserved Matters stages.

The impact on highway safety

7.11 This outline application does not include details of the access as this is also a Reserved Matter. However, Staffs County Council as highways authority do not consider that highway safety on surrounding roads would be significantly affected and that an access into the site can be created safely, in this case off Denstone Lane which affords a decent level of unobstructed visibility along the road for drivers existing from the site onto the road, subject to further details of the exact location of the access, the layout of internal roads and provision of parking and turning areas.

The impact on the ecological value of the site

7.12 The current Local Plan, adopted since the previous permission, requires a "Biodiversity Net Gain" (BNG) for all new development i.e. an increase in the current ecological value of the site. This can be achieved through measures such as the provision of areas of communal green space, new native tree or hedge planting and wetland drainage features. It is considered there is potential and sufficient space on site in order to achieve this, through further assessment at the Reserved Matters stage where layout and landscaping are to be determined. The Ecology Surveys have revealed no significant protected species or habitats in or around the site which could be harmed by development and therefore a "net gain" can be achieved. Conditions will be added requiring details of further survey work and details of measures and the requirement for sustainable drainage and native planting schemes.

Conclusion and Planning Balance

7.13 The proposed residential development would remain acceptable in principle on this site which is now allocated for housing. There have been no significant changes to the surrounding environment or significant changes in the relevant policies applying to the site and the proposal which would lead it to have a different impact on the area than the implementation of the previous scheme approved in December 2017. With the safeguard of conditions and further assessment at the Reserved Matters stage, the proposal would comply with the Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF) and policy compliant affordable housing would be secured via a Section 106 Agreement before the grant of an outline permission.

8 RECOMMENDATION

That subject to a Section 106 Agreement to secure 33% of units to be policy-compliant affordable housing, the outline application be APPROVED with the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:-

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (As Amended).

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:-

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (As amended).

3. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called "the reserved matters") before any development is commenced:

- Scale**
- Siting**
- Appearance**
- Landscaping**
- Access**

Reason:-

The application is an outline application under the provisions of the Town and Country Planning (Development Management Procedure) Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

4. The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows:-

5397-001 - Location Plan

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

5. A Biodiversity Impact Assessment (BIA) using the most recently adopted Defra metric, shall be undertaken and a BIA report shall be submitted with the Reserved Matters Application. The report shall demonstrate a Biodiversity Net Gain provided by the development and any recommended measures shall be undertaken before the development hereby approved is brought into use.

Reason:-

In the interests of the ecological value of the site and surroundings.

6. Before the commencement of development, details of the following, as outlined in the Fauna Forest Ecology (May 2021) report, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented before the development is first brought into use:

- a. A method statement detailing reasonable avoidance measures (RAMs) as set out in section 5 to also include details set out in sections 4.22, 4.23, and 4.24 to protect amphibians, birds, hedgehogs and reptiles.
- b. As per sections 4.11, 4.12, 4.17 and 5.3, a sensitive lighting scheme to protect commuting and foraging habitat for bats and other mammals.
- c. The landscaping and planting scheme to also include hedgerow planting as set out in sections 4.9 and 4.10.
- d. As per section 4.17, measures in the boundary/garden fencing to allow for hedgehog commuting to mitigate for habitat fragmentation.
- e. As per section 4.20, a minimum of ten bird boxes.

Reason:-

In the interests of the ecological value of the site and surroundings.

7. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the development as may be subsequently approved in detail under a related reserved matters application, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (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 birds.

Reason:-

In the interests of the appearance of the site.

8. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Tree Heritage Arboricultural Report reference THL-R21-41 dated 13th April 2021 submitted in support of the application hereby approved, and these 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 in writing by the Local Planning Authority.

Reason:-

In the interests of the appearance of the site.

9. 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:-

- 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;
- the arrangements for prior notification to the occupiers of potentially affected properties;
- the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
- a scheme for recycling/disposal of waste resulting from the construction works;
- During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;

No waste material associated with the demolition or construction hereby permitted shall be burnt on site but shall be kept securely for removal to prevent escape into the environment.

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.

Reason:-

To protect the amenities of the area.

10. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified 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 human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:-

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

11. No soil 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.

Reason:-

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

12. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason:-

To protect the local amenities of the local residents by reason of excess of illuminance

13. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Layout and disposition of dwellings**
- Access point;**
- Provision of parking, turning and servicing within the site curtilage;**
- Means of surface water drainage**
- Surfacing materials**

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

Reason:-

In the interests of highway safety.

14. The development hereby permitted shall not be commenced until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:-

- widening or otherwise improvement of Allotment Lane**

The off-site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason:-

In the interests of highway safety.

15. The development hereby permitted shall not be commenced until details of the following works have been submitted to and approved in writing by the Local Planning Authority:-

- Provision of footway on entire Denstone Lane frontage;**
- details of pedestrian connectivity to the existing footway network;**
- access bellmouth;**

The works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

Reason:-

In the interests of highway safety.

16. The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splays at the site access have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reason:-

In the interests of highway safety.

17. The development hereby permitted shall not be commenced until details of the 2.4mx43m visibility splay from Allotment Lane across the frontage of the

site have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reason:-

In the interests of highway safety.

18. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall include sustainable drainage features and shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to also enhance the ecological value of the site.

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/in formatives/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.

