

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12th May 2022

Application No:	SMD/2021/0730	
Location	The former Black Head Inn, Upper Tean, ST10 4DY	
Proposal	Full planning application for the redevelopment of the site to provide retail at ground floor level and 4 no flats at first floor, plus ancillary car parking and delivery area.	
Applicant	Mr Singh Sanghera	
Agent	Concept Design Ltd	
Parish/ward	Checkley	Date registered: 09.11.2021
If you have a question about this report please contact: Chris Johnston tel: 01538 395400 ext. 4123 christopher.johnston@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee at the request of Cllr Wilkinson due to concerns that the application is retrospective and that conditions attached to the previous planning permission for the change of use and extension to form food store and flats had not been discharged.

1. SUMMARY OF RECOMMENDATION

APPROVE WITH CONDITIONS

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site lies within the development boundary of Upper Tean and is in the centre of the village. It comprises the former Black Head Inn public house which collapsed in September last year following preparatory works to implement approved extensions to the building. There is currently building works progressing towards the scheme this new application is seeking retrospective approval for. The former building faced High Street to the south, fronting it and with a car park which was to the rear of the building to the north with an access off New Road to the east. Adjoining the site to the east are Victorian terraced dwellings facing High Street. Other Victorian dwellings off High Street and a single-storey chiropodist surgery adjoin the site to the other side to the west and there is also the rear elevations of dwellings to the west which front Old Road, a side street further to the west. To the rear of the site to the north lies a public toilet block and there is a dwelling and a fish and chip shop further to the north. To the south, on the opposite side of the road lies a row of traditional Victorian terraced buildings, mainly dwellings. The site and surroundings are within a Conservation Area.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 This is a full planning application to rebuild the collapsed and demolished building to the same form, siting and dimensions as before but also with a recently approved two-storey side extension, single-storey rear and side extensions and to accompany, with the former building, a change of use to Co-op food store (relocated from existing premises further along the main road) on the ground floor and four apartments, three of which would have two-bedrooms and the other would be a 1-bed unit. The access to the shop would be to the side of the approved side “extension” part of the building utilising a side gap created by the removal of the building that was to the side of the pub. The pub car park would be re-used and modified for the parking needs of shop customers and new residents, and this would involve an increase in spaces from 8 to 19 including one disabled space and three spaces for the residents of the flats. The access to the car park will remain the same as previous. There will also be cycle parking, cycle storage (for residents) and bin storage areas. Deliveries will also take place at the car park. The forms state the opening times would be 0600-2300 every day. The forms also states that 20 full time employees would work at the site with 5 part-time staff. The new store will have 400 sq.m of floor space including 261 sq.m of shop-floor space.

3.2 The application includes all of the previous documents submitted with the previous change of use and extension application but also includes a Construction and Environmental Management Plan (CEMP), a Report on Tank Removal and Validation (there are/were fuel tanks under the site) which is some of the information submitted with the subsequent Discharge of Condition applications from last year. The finishing materials have also been specified with this new application (this was dealt with by way of a planning condition on the previous approval) and comprise red multi brick (lbstock Arden Olde Farmhouse), composite cladding planks in shiplap formation, smooth monocouche render in white, grey roofing tiles, white uPVC window frames and an aluminium framed shopfront finished in grey.

3.3 The drawings originally submitted with this new application were superseded drawings from the previous application which the Council objected to due to the design quality (including a flat-roofed side extension). The plans have subsequently been replaced with those eventually approved under the previous application, including the elevations, layout and site plan including access, parking layout, deliveries area and bin storage, as “amended plans”, received in late March 2022, which also show the “extension” front and side parts to have pitched roofs to match the former building. A revised Noise Report was also submitted in late March 2022.

3.4 Further amended contamination reports and a revised Plant/Machinery drawing and details were submitted in late April 2022.

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:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=154645>

4. RELEVANT PLANNING HISTORY

SMD/2019/0704: Change of use of the public house (Class A4) to retail (Class A1) and ground and first floor rear and side extension: conversion of first floor to create 4 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery. Approved 10.7.20. Not implemented.

SMD/2021/0822: Advertisement Consent to display Co Op signage. Approved.

DOC/2020/0073: Discharge of Condition application following the approval of SMD/2019/0704, for Conditions 24 (plant/machinery details and location), 25 (Details of enclosure for plant and machinery) and 26 (Noise Assessment Report). Refused.

DOC/2021/0085: Discharge of Condition application for all pre-commencement conditions attached to permission SMD/2019/0704 relating to noise, contamination and building materials. Refused as the building had collapsed and could not be determined as a new full planning application was required to rebuild it with the approved extensions. The information submitted was therefore not fully assessed.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Staffordshire Moorlands Local Plan (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
- SS10 Other Rural Area Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Sustainable Transport
- NE1 Biodiversity and Geological Resources
- TCR3 Retailing and Other Town Centre Uses Outside of Town Centres
- C1 Creating Sustainable Communities

National Planning Policy Framework (NPPF).- July 2021

Para 11: Presumption in Favour of Sustainable Development

Section 5: Delivering a Sufficient Supply of Homes

Section 7: Ensuring the Vitality of Town Centres

Section 8: Promoting Healthy and Safe Communities

Section 12: Achieving Well Designed Places

Section 16: Conserving and Enhancing the Historic Environment

6. CONSULTATIONS

6.1 A site notice was posted and displayed outside of the site on 17th November 2021. A press advert was posted in Cheadle & Tean Times (date: 16.11.21) as the site is in a Conservation Area. Neighbour notification letters were sent out on 10.11.21. Neighbours were again notified on 31.3.22 on receipt of the amended plans and the updated Noise Report.

Public response to consultation

6.2 No letters received.

Parish Council

6.3 Full/complete support for the previous application SMD/2019/0704 Valid 20/11/2019 was offered from the Parish Council on the basis that safe crossings in response to the statement, a significant number of Co-op customers would reach the store by walking or cycling, Staffordshire Highways consultation response to the original application refers. In particular, provision of a controlled crossing on New Road. This is still the Parish Council's position on the new application.

Whilst the re-location of the co-operative store is supported, for reasons outlined in the consultation response to the original application, the Parish Council's full/complete support is still subject to the crossing provisions forming part of the scheme. In the report to the original application this was recorded as a request, it is however, a stipulation.

In the previous application the case officer reported that there would be no significant loss of light to those residential properties. It was also considered that being overlooked was not an issue.

We would like to bring to your attention the concerns raised with The Parish Council in several approaches from residents of the terraced houses on the west side of the development. These residents feel that the structure as it is developing is in their opinion having a marked effect on light to their back gardens, and they are feeling increasingly overlooked. We would request that the Case Officer addresses their concerns in consideration of the new application and in their report to this new application.

One other issue, The Parish Council would like to see details of how the new frontage relates to and adjoins the existing chiropodist. The Parish Council would defer to the expertise of The Conservation Officer in ensuring that this detail is robust and appropriate for a Conservation Area."

SCC Highway Authority

6.4 No objection. The proposals are for redevelopment of the site following collapse of the original building to retail (Class A1) and ground and first floor rear and side extension; conversion of first floor to create 4 no. flats (Class C3); installation of

plant and machinery; and ancillary car parking and delivery area which will increase the traffic movements to the site.

The application appears to be identical to the previous application SMD/2019/0704 apart from the title which is now redevelopment rather than change of use. Highway recommendation repeats that made for SMD/2019/0704.

The site is on New Road which is an A road and is subject to a 30mph speed limit. The proposals will be using an existing site access. The proposed show a total of 20 vehicle parking spaces, 17 for the retail use and 3 for the residential units. According to the LPA standards the application requires 19 spaces for the A1 unit and 4 spaces for the flats (one per unit) and 1 additional parking for visitors requiring a total of 24 spaces. There is regulated parking in front of the proposals which could also be used by customers and any minor overspill parking is likely to be on New Road which does not raise any safety concerns.

Environmental Health

6.5 In response to the original plans, the Noise Reports were still deemed to be inadequate including the impact of the plant and machinery design and its siting, on the residential amenities of existing adjacent neighbours and the proposed occupants of the building.

6.6 In response to the amended Noise Report received in late March 2022, further clarification and information was required. This was received in late April 2022 and the further comments will be reported at the Committee meeting.

6.7 In response to the amended contamination survey information, received in late April 2022, no objection was raised by the Environmental Health Section subject to new conditions based on those used in the previous approval.

Staffordshire Wildlife Trust

6.8 SWT raised a holding objection on the grounds of there being no Preliminary Roost Assessment of the buildings for bats.

SMDC Waste Collection Service

6.9 No issues regarding waste collections.

7. OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 The main issues with the proposal are as follows:

- The principle of the development
- The impact on the character and appearance of the Conservation Area

- The impact on the residential amenities of existing dwellings in the area and the future occupiers of the site
- The impact on highway safety

The principle of the development

7.2 Planning permission was granted for the change of use of the former pub and its enlargement to provide a Co-op food store to replace the existing store in the village further along the road and also provide four apartments, in July 2020. The building collapsed following preparation works in September 2021 and a new full planning application is required to rebuild it, even to the exact same dimensions, siting and design. The application is for the rebuild and to implement the previous approved development i.e. the new food store and apartments use with extensions. Although the Local Plan at the time of the previous approval has been replaced by the new Local Plan (adopted in September 2020), the policies relating to the proposal have not changed significantly and the new rebuild with extensions and new uses of the site remain acceptable in principle. They would continue to provide a replacement enlarged food store for the village and provide small units of accommodation within a sustainable location within the development boundary of a large village.

The impact on the character and appearance of the area

7.3 The amended design of the extensions and other works to the former building, as part of the previous application, were deemed acceptable to the Council in terms of the impact on the character and appearance of the Conservation Area.

7.4 The application forms state that all new windows will be white uPVC frames. However, a condition was attached to the previous permission requiring all new and replacement windows to be white painted timber. In the interests of the character and appearance of the Conservation Area and the requirement to maintain and enhance it, this condition should be repeated. The agent has agreed that the windows would have a timber finish. The grey aluminium shop-front materials are acceptable.

7.5 The elevation finishing materials have been specified as red-multi lbstock Arden Olde Farmhouse bricks), composite cladding planks in shiplap formation and smooth monocouche render in off-white. The frontage of the former pub comprises off-white render and the application drawings show this to be used on the whole building except for the side elevation of the rear projection. The choice of render and brick is acceptable. However, the timber boarding is not shown anywhere on the drawings and in any case would not be acceptable as this is not a traditional vernacular building materials and its use would be contrary to the Council's Design Guide. The agent has been notified of this and conditions will restrict the wall finishing to the approved brick and render. The roofing materials are not specific (described as grey tiles) although the drawings specify Staffordshire Blue clay tiles. This is acceptable and a condition will specify this type of tile only and for further details of the actual manufacturer make to be submitted for approval.

The impact on residential amenity/ Environmental Health Issues

7.6 It was considered the previous approved scheme would not harm residential amenity and that the extensions to the side and rear of the former building would not lead to any significant loss of light or privacy affecting residents of properties surrounding the site. There have been no changes to the approved proposed extensions (the proposed elevations, windows, siting and internal layout is based on the previous approved plans) and no changes to the nature of the area surrounding the site and therefore the new scheme will not lead to any additional impacts on the light provision or privacy enjoyed by neighbours of the site.

7.7 However, the use of the area to the west side of the rear projection, adjacent to a neighbour, was not approved for the use of the plant and machinery (e.g. air conditioning, chillers etc.) due to concerns over noise. The amended site plan approved with the previous application deleted reference to this area being used for the location of plant. The previous conditions requested specific details of plant to be used and its location and also for it to be enclosed by a solid enclosure with details of this also to be submitted and approved. An informative was added advising that this area be avoided for the location of plant and machinery and the Council still considers an area next to the back wall of the proposed extension, next to the car park, could be used instead if the row of parking spaces are pushed further to the north where there is spare space available. A Noise Assessment was also requested via a condition. All the information requested by those conditions was submitted following the grant of the previous permission and showed the area to the west side of the building to maintain to be used for the location of plant despite the concerns of the Environmental Health Section of the Council. The onus is on the applicant to demonstrate that plant can be located in this area without harming the residential amenities/living conditions of the adjacent residents but the information put forward with the Discharge of Conditions applications has not succeeded in demonstrating this. The information has been deemed by Environmental Health to be unacceptable and the condition applications were refused.

7.8 Amended plant and noise information was submitted in April 2022 and is still being assessed by the Council's Environmental Health Section. The response of the Section will be reported at the Committee meeting.

7.9 Part of the site (the parking area) has a historical use as a petrol station with underground fuel tanks and therefore the level of ground contamination and its impact on the new development needs to be assessed. The conditions attached to the previous permission requested contamination survey reports including the removal of the tanks to be submitted and approved. This information was submitted with the second DOC application submitted in 2021 not long before the building collapsed but was deemed by Environmental Health to be unacceptable. The same reports were submitted with this new full planning application and this has been pointed out by the Environmental Health Section and amended reports have been requested. These were received in April 2022 and have now been assessed by Environmental Health, which has been made aware that works have commenced, but considers the amended survey report as being acceptable on the basis that a remediation scheme is submitted "before works commence" and a validation survey report with remediation results is submitted before the first occupation of the new building. With regard to remediation, the development has already commenced (and

the fuel tanks have been removed) and therefore the conditions attached to any retrospective planning permission will require the remediation scheme to be submitted within one month of the date of any planning permission granted.

The impact on highway safety

7.10 As the new application looks to rebuild on the basis of the previously approved plans and with no enlargement to the approved floorspace of the Co-op store or flats and there being no changes to the nature of the surrounding roads or approved access, there is no additional impact on traffic or highway safety in relation to the previously approved change of use and extension and the previous highways conditions will be repeated.

The impact on the ecological value of the site

7.11 SWT raised a holding objection on the grounds of there being no Preliminary Roost Assessment of the buildings for bats. However, the building collapsed last year. Prior to this, Bat Survey Reports were submitted with the previous application which deemed the building to have moderate potential to accommodate bats (in the roof) but the Activity Surveys did not reveal any bat usage. The rebuilding of the site would therefore not harm any bats or any other protected species or lead to any other ecological harms. The planning policies encourage all new development to lead to a Net Biodiversity Gain. This can be achieved via the installation of a bat box, as per the condition attached to the previous permission requiring the same.

Other Matters

7.12 None of the all the other details submitted with the two Discharge of Conditions applications following the previous permission have been formally approved. The relevant conditions requiring the submission of those details will therefore be repeated, with the exception of the building materials i.e. finishes, information and also the ground contamination conditions where amended information has been provided with this new application, and agreed, by the Environmental Health Officer. Those conditions will therefore be altered to reflect what has been approved. As works at the site have commenced, all outstanding pre-commencement conditions will be re-worded to require the requested information to be submitted for approval within one month of the date of any planning permission granted.

7.13 The Parish Council have requested road crossings to enable the villagers to access the site more safely. The local highways authority has not outlined a need for this as a result of this development proposal and to require this as part of this application would not meet the tests of necessity for planning conditions or obligations. Therefore this is not a material planning consideration relevant to the case but a matter between the Parish Council and the local highways authority.

7.14 In response to other comments made by the Parish Council, residents have approached the Parish Council concerned about overlooking and loss of light from the ongoing development of the site at this stage. This has been addressed above in this report i.e. that the approved extension plans have not changed and it was previously assessed they would not lead to any harmful loss of light provision or

privacy. Similarly, the relationship between the new building frontage and the chiropodist building to the west would be no different to that when the former pub building was in place and the new frontage would replicate the former frontage with the safeguard of planning conditions proposed for this new application in the event of it being approved.

Conclusion and Planning Balance

7.15 The revised application to provide a Co-op store and four flats, brought about by the collapse of the former pub building, would continue to be acceptable with the safeguard of revised planning conditions, as no material changes to the approved drawings have been. The rebuilding of the former pub part of the scheme would replicate the former building. There is still considered to be a need for an improved food/convenience store for the village and due to the recent change in the five-year housing land supply situation, there is now a greater need to allow the flats above. With regard to the condition information, the situation regarding potential noise from the proposed plant/machinery for the new Co-op and how it affects adjacent residents, still has not been resolved but further information has been submitted and is being assessed and the further comments from Environmental Health will be reported at the Committee meeting. If deemed acceptable, the application will be fully compliant with the policies of the Council's Local Plan and the government guidance contained in the National Planning Policy Framework (NPPF).

8. RECOMMENDATION

A. That subject to no objection from the Council's Environmental Health Section regarding noise from plant/machinery, the retrospective application be APPROVED, 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 complete accordance with the submitted amended plans and specifications as follows:-

Location Plan

CA-SEP-06-03 Rev I

CA-SEP-06-05 Rev C

CA-SEP-06-02 Rev J

Reason:-

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

3. The finishing materials for all walls of the building hereby approved shall comprise off-white monocouche render and Ibstock Arden Olde Farmhouse

red multi brick in accordance with elevations drawing 02 Rev J and shall not comprise any other material including timber boarding/cladding.

Reason:-

In the interests of the character and appearance of the Conservation Area.

4. Within one month of the date of this consent, details of the hard-surfacing materials in terms of their type, colour and texture shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the development.

Reason:-

In the interests of the character and appearance of the Conservation Area.

5.The roofing materials for the development hereby approved shall comprise Staffordshire Blue clay tiles in accordance with details of the type, colour and texture to be submitted to and approved in writing by the local Planning authority before the provision of the roofing materials.

Reason:-

In the interests of the character and appearance of the Conservation Area.

6. All windows of the development hereby approved shall comprise a white painted timber finish.

Reason:-

In the interests of the character and appearance of the Conservation Area.

7.The development shall include the installation of a minimum of one purpose-made bat roost box on or integral to a wall of the buildings being developed and positioned in accordance with the guidance specific to the product. The bat box shall be installed before the approved development is first brought into use and shall thereafter be retained.

Reason:-

to safeguard the population of European Protected Species.

8.Details of all joinery for proposed windows, doors and shopfronts, including the position of unit within the opening and materials shall be submitted to and approved in writing by the Local Planning Authority before their installation and this shall take place in exact accordance with the approved details.

Reason:-

In the interests of the character and appearance of the Conservation Area.

9.Details of all cills and lintels including their materials shall be submitted to and approved in writing by the Local Planning Authority before their installation and this shall take place in exact accordance with the approved details.

Reason:-

In the interests of the character and appearance of the Conservation Area.

10.Details of all roof eaves, verges and chimneys shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the construction of any part of the roof and these shall be applied to the development in exact accordance with the approved details.

Reason:-

In the interests of the character and appearance of the Conservation Area.

11. All rainwater goods shall be on rise-and-fall brackets, details of which shall be submitted to and approved in writing by the Local Planning Authority before being applied to the development and provided in exact accordance with the approved details. Such details shall include the materials.

Reason:-

In the interests of the character and appearance of the Conservation Area.

12. All boundary treatments adjacent to public highways shall comprise brick walls with coping stones, details of which, including materials, height and exact siting, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of the Conservation Area.

13. Details of all other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and these shall be provided in exact accordance with the approved details before the development is first brought into use.

Reason:-

In the interests of the character and appearance of the Conservation Area.

14. Before the development is first brought into use, an enclosure shall be provided for the residents bin storage area in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of the character and appearance of the Conservation Area.

15. Before the development is first brought into use, an enclosure shall be provided for the retail unit bin storage area in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall also include access to the enclosure and the approved access shall be provided unobstructed for the lifetime of the development.

Reason:-

In the interests of the character and appearance of the Conservation Area and in the interests of highway safety.

16. Three parking spaces shall be for the sole use of the occupants of the apartments hereby approved and signs or markings shall be provided in the car park to notify users of this before the apartments hereby permitted are first occupied.

Reason:-

In the interests of ensuring adequate parking provision in the interests of highway safety.

17. Within one month of the date of the decision, a remediation scheme to bring the site to a condition suitable for the intended use by removing

unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:

- a. The results of the site investigation and the detailed risk assessment referred to in the Spilman Associates Limited (12th October 2020) Report on Desk Study & Ground Investigation (Report No: P20072/02) and Spilman Associates Limited (July 2021) Report on Tank Removal & Validation (Report No P20072/04)) submitted in support of the application and based on these, a remediation strategy giving full details of remediation objectives and remediation criteria
- b. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- c. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

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

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.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 17 and where remediation is necessary a remediation scheme must

be prepared in accordance with the requirements of the condition, which 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.

20.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 shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing 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.

21. 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.

Reason: -

To protect the amenities of the area.

22.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 shall be submitted to and approved in writing by the Local Planning Authority prior to the development first being brought into use.

Reason: -

To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

23. There shall be no deliveries (with the exception of newspaper deliveries) between the hours of 21.00 hours and 07.00 hours Monday to Saturday inclusive, and not between the hours of 21.00 hours and 10.00 hours on Sundays and Public or Bank Holidays.

Reason:-

To safeguard the amenity of neighbouring residential occupiers.

24. The shop shall not be open to customers outside the hours of 0600 - 2300 hours on any day.

Reason:-

To protect occupiers from noise and safeguard their residential amenities.

25. Prior to the first use of the development the parking area shall be provided in a bound material with the individual bays clearly delineated and shall thereafter be retained for the life of the development, unobstructed, as per the approved plan.

Reason:-

In the interests of highway safety.

26. Prior to the first use of the development, a footway with a minimum 1.8m wide shall be provided along the red edge on High Street, as shown on the location plan, in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of highway safety.

27. Prior to first use of the development, the existing vehicle access point on High Street to the east of the public house building shall be permanently closed off in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of highway safety.

28. Prior to first use of the development the existing vehicle access point on New Road shall be amended in exact accordance with the site plan hereby approved.

Reason:-

In the interests of highway safety.

29. Prior to first use of the development, secure cycle parking facilities for shop customers and secure cycle storage facilities for the occupants of the apartments shall be provided in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking and storage facilities shall thereafter be provided and retained for the life of the development.

Reason:-

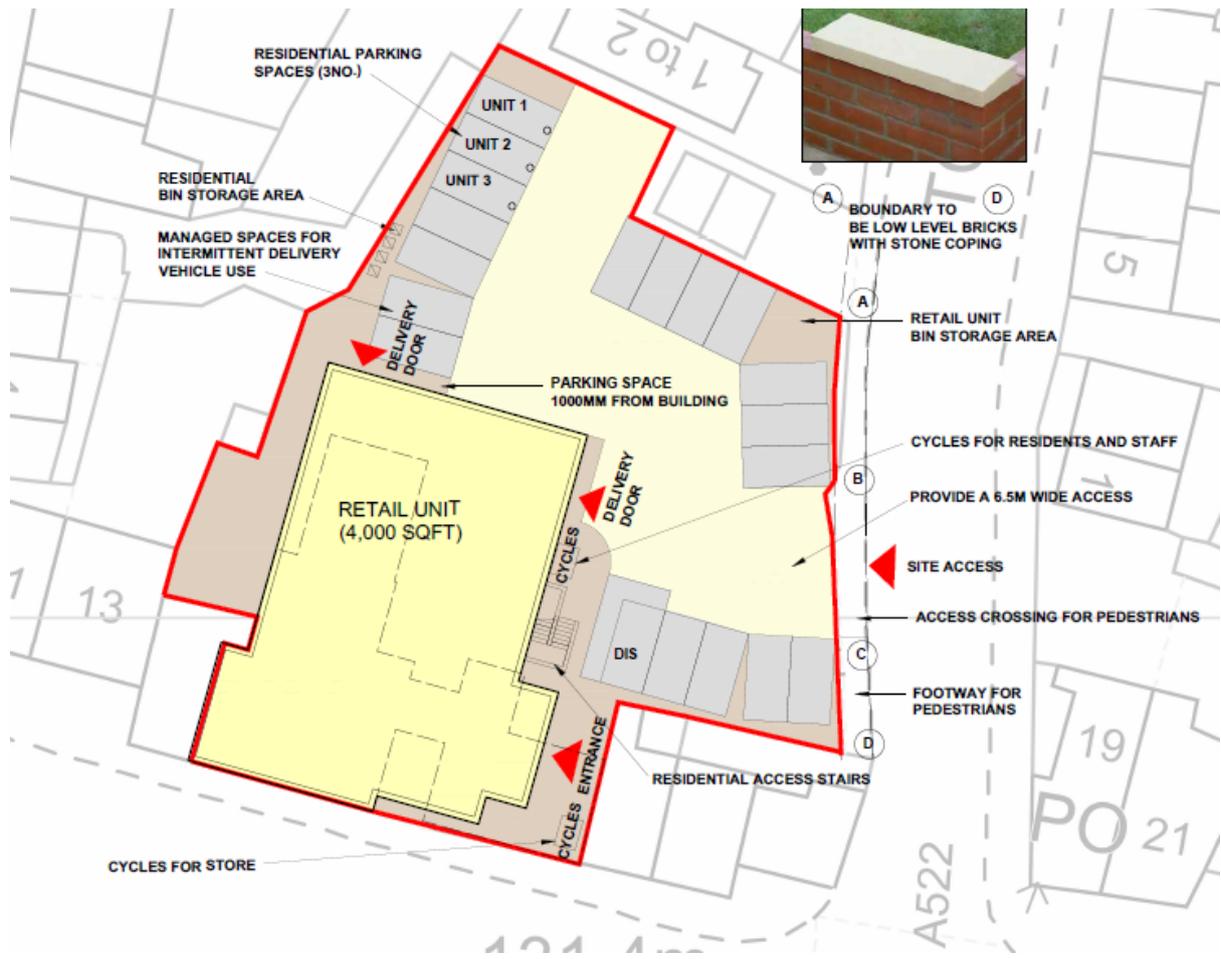
In the interests of highway safety.

30. Any other conditions relating to noise impacts and the submitted Construction and Environment Management Plan (CEMP), as recommended by the Council's Environmental Health Section.

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.





RESIDENTIAL PARKING SPACES (3NO.)

UNIT 1

UNIT 2

UNIT 3

RESIDENTIAL BIN STORAGE AREA

MANAGED SPACES FOR INTERMITTENT DELIVERY VEHICLE USE

DELIVERY DOOR

PARKING SPACE 1000MM FROM BUILDING

RETAIL UNIT (4,000 SQFT)

DELIVERY DOOR

CYCLES

DIS

RESIDENTIAL ACCESS STAIRS

CYCLES FOR STORE



A BOUNDARY TO BE LOW LEVEL BRICKS WITH STONE COPING

A RETAIL UNIT BIN STORAGE AREA

B CYCLES FOR RESIDENTS AND STAFF

PROVIDE A 6.5M WIDE ACCESS

C SITE ACCESS

ACCESS CROSSING FOR PEDESTRIANS

D FOOTWAY FOR PEDESTRIANS

A522

19 PO 21

1 to 2

1 13

5