

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

ADDENDUM REPORT

15th December 2022

Application No:	SMD/2021/0550	
Location	Fole Dairy Uttoxeter Road Fole Uttoxeter Staffordshire	
Proposal	Approval of reserved matters, appearance, landscaping, layout and scale relating to SMD/2018/0234	
Applicant	C B Collier FD Limited	
Agent	Harris Lamb Limited	
Parish/ward	Checkley	Date registered 07/09/21
If you have a question about this report please contact: Jane Curley tel: 01538 395400 ex 4124 Jane.curley@staffs Moorlands.gov.uk		

1. SUMMARY OF RECOMMENDATION

Approve subject to conditions

2. INTRODUCTION

2.1 This application was deferred by Members at last month's meeting (November 10th). They expressed concern that the orientation of plots fronting onto Uttoxeter Road (particularly Plots 1, 37 and 48) and the footpaths from these properties connecting directly to the new footpath on Uttoxeter Road would result in residents, visitors and delivery vehicles parking on the main A522 with consequential highway safety issues. In Members view if the footpaths were deleted and the dwellings were inward rather than outward facing and a strong barrier was provided by continuous hedging along the site frontage, then the likelihood of vehicles choosing to park on the main road rather than enter the development would be considerably lessened.

3. REVISED PLANS

3.1 In response to these concerns the following revised plans were provided.

Proposed Site Plan 150OU
House Type D 274
Proposed street scene BB 501B
Proposed frontage section 504

3.2 The applicant summarises the revisions as follows:-

- Plots 1, 37 and 48 re-orientated to face side on to Uttoxeter Road
- Hedgerow along the whole of the Uttoxeter Road frontage with the exception being at the site entrance and the pathway adjacent to the watercourse.
- Hedge to be augmented by a robust green post and wire fence 1500- 1800 mm high to deter pedestrian penetration into the site.
- The side garden fence to plots 1, 37 and 48 will be 2 metres high close boarded
- A brick gable feature above the landing window has been added to provide some visual variety.
- Sections are included indicating the relationship of the hedge to the road and the frontage plots.
- Plots 33-36 will remain front facing. They have a pathway running behind the hedge and as elsewhere will incorporate robust post and wire fencing. As a consequence, more than 50% of the Uttoxeter Road dwellings will still be front facing the Road.
- The applicant has also taken the opportunity to change the garages on plots 4 and 5 to standard double garages as per existing drawing 301B

3.3 The report presented to the Committee on the 10th November 2022 is attached at Appendix A.

4.RE CONSULATION

4.1 Residents were reconsulted and given 14 days to respond. At the time of writing this report, no further letters of representation have been received.

5.OFFICER COMMENT

5.1 In accordance with Members wishes Plots 1, 37 and 48 have been reoriented so that they no longer front and address Uttoxeter Road but are inward facing. There are no doors, entrances or principle windows on the Uttoxeter Road elevations of these plots. There are in fact only two small windows, one on the ground and one at first floor level. Once the hedge matures, visibility of the ground floor window will be reduced/obscured. A side gable feature has been added which is not characteristic but has been added as the applicant says to add interest.

5.2 The previous footpaths from these plots directly onto Uttoxeter Road have also been removed. A hedge is now shown across the frontage and the applicant is offering to reinforce this with an inner green post and wire fence 1500- 1800 mm. No details of this this are provided and would need to be conditioned.

5.3 It is considered that these measures in combination should deter parking as far as is possible on the A522, as there would be no physical route through to the properties other than via the main access or footpath adjacent to the watercourse and no physical evidence of doors/entrances now on plots 1, 37 and 48.

5.4 No change is proposed to the orientation of plots 33-36. There is no pathway linking from these properties to the Uttoxeter Road and the proposed hedge and fence should deter/prevent any such movement

5.5 The change of garage type on Plots 4 and 5 away from the Live-work garage to a standard garage is positive.

6.CONCLUSION

6.1 The amendments made generally appear to have addressed Members concerns albeit that they do result in a much less active frontage particularly from Plot 48 eastward with the western section of the development turning its back on the road.

6.2 The amount of space available for the hedge planting on the frontage is very tight in part. The applicants Landscape consultant has provided a note to the effect that in her professional view sufficient space is available for a native hedge to thrive. The Trees and Woodland Officer has been asked for his view and this will be reported at the meeting

6.3 Whilst provision of some form of fencing along the site frontage would reinforce this boundary until the hedge matured, Officers feel that a green post and wire fence could appear rather industrial for this rural location. No details have been provided of this. Fencing detail is already secured under Condition 3. This will provide sufficient control to secure an appropriate fence along the frontage

7.RECOMMENDATION

That planning permission be granted subject to the following conditions:-

1.This notice constitutes an approval of matters reserved under Condition 3 of Planning Permission SMD/2021/0550 and does not by itself constitute a planning permission.

Reason:- The application relates to matters reserved by Planning Permission SMD/2021/0550

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan 100B

Proposed Site Plan 150X

Proposed House types 151E

Proposed accommodation mix 152E

Green Infrastructure Plan 157C

Proposed Boundary Treatment plan 160F

Hard Landscaping plan 159H

River Easement 170I

External Levels 21047 100F

House type A 250C (Front elevation and floor plans)

House type A 350D (All elevations)

House type B 267A (Elevations and floor plans)

House type BC 269A (Floor plans; Front and side elevation) Plots 17 and 18 only

House type BC 270A (All elevations) Plots 17 and 18 only

House type D 264B (Floor plans and elevations)

House type D 274 (Floor plans and elevations Plots 1, 37and 48)

House type DC 260C (Floor plans and elevations) (plots 6 and 7, Plots 31 and 32 and Plots 23 and 24)

House type DC 268A (Floor plans; Front and side elevation) Plots 19 and 20 only

House type DC 271A (All elevations) Plots 19 and 20 only

House type DC 272 (Elevations and floor plans) Plots 23 and 24 only

House type DBB 261C (Floor plans; Front and side elevation) Plots 33-35 only

House type DBB 361D (All elevations) Plots 33-35 only

House type E 254E (Floor plans and elevations)

House type E1 273A (Floor plans and elevations) Plots 21and 36 only

House type G 255F

House type H 256C (Front elevation; Floor plans)
House type H 356D (Elevations)
House type L 262B (Floor plans)
House type L 462D (Elevations)
House type M 263A (Elevations and floor plans)
Detailed Landscaping Proposal 461-KL-ZZ-00-DR-L-002 P4
Detailed Landscaping Proposal 461-KL-ZZ-00-DR-L- 003 P4
Detailed Landscaping Proposal 461-KL-ZZ-00-DR-L-004 P4
Frontage section 7796 504

Garage 301B

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.Notwithstanding the submitted plans, no development shall be take place until details of the following have been submitted to and approved in writing by the LPA. The development shall subsequently be carried out strictly in accordance with the approved details

- Facing bricks and render type (render on House type A only)
- Roof tiles
- Eaves, verge and gable end detail based on the typical detail provided on the submitted drawings
- Plinth and string course detailing
- Window details, including glazing bar subdivision based on the typical detail provided with the drawings
- All Windows and doors shall be set back a minimum of 75mm from the edge of the brickwork around the window and door opening
- Hard Landscape -road signs, street furniture, lighting scheme for roads and footpaths
Details of all proposed fencing shown on the Boundary Treatment plan – height, materials, finish
- Details of enhanced glazing to plots bordering the LEAP

Reason:- In the interests of the character and appearance of this rural area and to ensure an acceptable external finish

4.No development shall commence until such time that the following detail has been provided in respect of the proposed timber bridges across the open channel:-

- Detailed design drawings including method of construction, fixing details, material and finish. There shall be no structural elements/fixings within the channel itself
- Written evidence from the Local Lead Flood Authority that they have been provided with the details above and are satisfied that they raise no flood risk issue

Reason:- To ensure an acceptable external finish and to ensure no risk to flooding is posed by the structures.

Highways/access

5. 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 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

6. Prior to first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be provided and surfaced in a bound material which shall thereafter be retained for the life of the development for their designated purposes.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

7. The garages shown on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted for use as accommodation without the written approval of the Local Planning Authority.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

8. Any access, private drive or private road which falls towards adopted or adoptable highway shall be constructed with drainage interceptor sited immediately to the rear of the highway boundary connected to appropriate outfall.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

9. Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating visibility splays at each access, private drive and private road junction appropriate to the design speed. The visibility splays shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

10. The development hereby permitted shall not be brought into use until details of the maximum achievable visibility splay to the north of plot 23 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:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

11. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- a minimum width of 5m for the access to plots 27 to 36 and proposals for refuse collection;
- a minimum width of 5m for the access to plots 6 to 10 and proposals for refuse collection;
- a minimum width of 4.2m for the access to plots 37 to 40 and proposals for refuse collection;
- a minimum width of 4.2m for the access to plots 15 and 16 and proposals for refuse collection;

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

12. Before the proposed development is brought into use, the two parking spaces for the adjacent Fole Chapel shall be marked as such and thereafter retained as parking for Fole Chapel for the life of the development.

Reason:- To comply with the Section 106 Agreement and in the interests of highway safety.

13 Notwithstanding any details shown on the submitted drawing, before the proposed development is commenced, revised drawings shall be submitted showing a straight, consistent smooth kerb line and footway on the site frontage on Fole Lane between Fole Chapel and the disused building near Fole Bridge and on the frontage of plots 21 and 22. The kerb lines shall thereafter be provided in accordance with the approved plans.

Reason:- To comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

14. No development shall take place, until a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) a site compound with associated temporary buildings;**
- ii) the parking of vehicles of site operatives and visitors;**
- iii) loading and unloading of plant and materials;**
- iv) storage of plant and materials used in constructing the development;**
- v) wheel wash facilities including means of dealing with water runoff;**
- vi) mechanical road sweeper for existing carriageway;**

Reason:- ALL to comply with NPPF paragraph 111; to comply with SMDC Local Plan policy DC3; in the interests of highway safety.

Landscaping

15. The Landscaping plans hereby approved shall be implemented before the end of the first planting season (November to February inclusive) following completion of the final dwelling. All planting shall be maintained for a minimum period of 5 years following planting and any which are removed, become diseased, die or otherwise fail to establish within this period shall be replaced with similar species and the replacements themselves shall be properly maintained for 5 years .

Reason:-In order to secure an appropriate landscape design and to protect the visual amenity of this rural area.

16. No development above slab level shall commence until a Landscape and Habitat Management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details to confirm the establishment care for the landscape

proposals and define their long-term management. It should explain who is to undertake the work and how it will be funded. It should give confidence that the work will be undertaken and be useable as a document to instruct landscape contractors to undertake the work i.e. contain suitable plans and schedules of activities to describe and locate the management objectives and maintenance activities to achieve them.

Reason:- To ensure that the initial establishment and future management of the external realm is successful.

Removal of permitted development

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) B and C other than those expressly authorised by this permission, shall be carried out Plots 2,3,12,13, 29 and 30 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 this rural area and external appearance of the development

INFORMATIVES

1. This application has been subject to extensive negotiation. The development is now considered to represent sustainable development in accordance with the provisions of the NPPF
2. The applicant's attention is drawn to comments made by the LLFA during the processing of this application. These matters will need to be addressed as part of the formal application to discharge drainage conditions on the outline consent prior to any development commencing on site. In the event that layout changes are required in order to satisfy drainage requirements or indeed any other condition the applicant may need to seek a variation to the application from the Council. In the case of a significant change, a new planning application may be required
3. Your attention is drawn to the letter from the Crime Prevention Design Advisor, Staffordshire Police dated 29th September 2021

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.



This plan is a proposed site plan and is not a final plan. It is subject to planning permission and other relevant regulations. The plan is intended to provide a general overview of the proposed development and is not intended to be used as a basis for any legal proceedings.

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 New Residential Development


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Proposed Site Plan

Scale	Date	Drawn	Checked
1:500	1 Jul 2023	RTI	TRG
			120V