

CANNOCK CHASE COUNCIL

MINUTES OF THE MEETING OF THE

PLANNING CONTROL COMMITTEE

WEDNESDAY 30 MAY 2018 AT 3:00 P.M.

IN THE CIVIC CENTRE, BEECROFT ROAD, CANNOCK

PART 1

PRESENT: Cartwright, Mrs. S.M. (Chairman)
Councillors Allen, F.W.C. (Vice-Chairman)

Cooper, Miss J.	Stretton, Mrs. P.Z.
Hoare, M.W.A.	Sutherland, M.
Lea, C.I.	Tait, Ms. L.
Pearson, A.R.	Todd, Mrs. D.M.
Smith, C.D.	Woodhead, P.E.
Snape, P.A.	

1. Apologies

Apologies for absence were received from Councillor P.A. Fisher.

2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

There were no declarations of interests submitted.

3. Disclosure of lobbying of Members

Councillors C.D. Smith and P.A. Snape advised that they had been lobbied in respect of application CH/18/092.

4. Minutes

RESOLVED:

That the Minutes of the meeting held on 9 May, 2018 be approved as a correct record.

5. Members' Requests for Site Visits

None

6. Enforcement Matter – 2 Millside, Slitting Mill, Rugeley. WS15 2FG

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.1 – 6.5 of the Official Minutes of the Council).

Prior to the determination of the matter, representations were made by Mr Kinsella and Mr Scott, objectors, speaking against the report.

RESOLVED:

That contrary to the report's conclusion and recommendation, the Committee determines that there has been a material change of use at 2 Millside, Rugeley, and enforcement action should be carried out by the Council.

7. Application CH/18/100, Single storey and two storey rear extensions, side extension over existing garage with dormers and internal alterations, 5 Gorsemoor Road, Heath Hayes, Cannock. WS12 3TG.

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.6 – 6.16 of the Official Minutes of the Council).

RESOLVED:

That the application be approved subject to the conditions contained in the report for the reasons stated therein and to the following additional condition:-

The development shall not commence until a scheme for the provision of a swift nesting brick has been submitted and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved scheme.

Reason:

In the interests of nature conservation in accordance with Policy CP12 of the Cannock Chase Local Plan and Paragraph 118 of the National Planning Policy Framework.

8. Application CH/18/092, Residential development:- erection of 8 no. two bed apartments – 124 New Penkridge Road, Cannock. WS11 1HN.

Following a site visit by Members of the Committee consideration was given to the report of the Development Control Manager (Item 6.17 – 6.31 of the Official Minutes of the Council).

Prior to the determination of the application, representations were made by Mr Horobin, objector, speaking against the application, and Mr Mason, supporter, speaking in favour of the application.

RESOLVED:

That the application which was recommended for approval be refused for the following reasons:

The proposal, by virtue of its 3 storey design and the replacement of the green lawned front garden with an extensive area of hard landscaped car parking would result in harm to the verdant character of this mature suburban area to the detriment of the visual amenity of the area contrary to Policy CP3 of the Cannock

Chase Local Plan, the Design Supplementary Planning Document and the National Planning Policy Framework.

(At the conclusion of this application the Committee took a short comfort break.)

9. Application CH/17/323, Demolition of existing factory and offices and erection of up to 180 dwellings and up to 30,000 square foot of employment floor space (B1(c) and B8 Use Class), access and associated works (outline application with all matters reserved except for access), Gestamp Tallent, Wolverhampton Road, Cannock. WS11 1LY.

Consideration was given to the report of the Development Control Manager (Item 6.32 – 6.68 of the Official Minutes of the Council).

The Development Control Manager gave the following update in respect of the application:

“Subsection (iv) of the recommendation is amended to read as follows: -

(iv) A separate section 106 obligation to deal with the SAC contribution be sought to secure compliance with the Habitats Regulations to mitigate the impacts on Cannock Chase SAC.

It is recommended that the Schedule of conditions should be amended to read: -

For the purpose of the interpretation of this decision notice the development hereby approved is considered to constitute two distinct phases as shown on the Phasing Plan. The first phase includes the residential estate and all facilities ancillary to that estate and associated infrastructure and access points serving that estate. The second phase includes the 30,000 square foot of employment floor space (B1(c) and B8 Use Class) and all facilities ancillary to that employment floor space and associated infrastructure and access points serving that employment development.

1. In the case of any reserved matters, application for approval must be made not later than the expiration of five years beginning with the date on which this permission is granted ; and

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason

A longer period of time for the submission of reserved matters is necessary due to the lengthy decommissioning, demolition and remediation period that redevelopment of the site would require.

2. This permission does not grant or imply approval of the layout/ design details accompanying the application which have been treated as being for illustrative purposes only.

Reason

The application is in outline form with these details reserved for subsequent approval. The illustrative information is not necessarily acceptable from the detailed planning point of view and to ensure compliance with Local Plan Policies CP3 - Chase Shaping Design and the NPPF.

3. No phase of the development hereby permitted shall be commenced until approval of the details of appearance, landscaping, layout and scale ('the reserved matters') for that phase has been obtained from the Local Planning Authority.

Reason

The permission is in principle only and does not authorise development to commence until all 'the reserved matters' have been approved. To ensure compliance with the requirements of Section 92 of the Town & Country Planning Act 1990.

Highways

4. No phase of the development hereby approved shall take place, until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period associated with that phase. The Statement shall:
 - i. specify the type and number of vehicles;
 - ii. provide for the parking of vehicles of site operatives and visitors;
 - iii. provide for the loading and unloading of plant and materials;
 - iv. provide for the storage of plant and materials used in constructing the development;
 - v. provide for wheel washing facilities;
 - vi. specify the intended hours of construction operations;
 - vii. measures to control the emission of dust and dirt during construction
 - viii specify method of piling, should piling be undertaken

Reason

In order to comply with Para 32 of the National Planning Policy Framework.

5. No phase of the development hereby permitted shall be commenced until full details of the following for that phase have been submitted to and approved in writing by the Local Planning Authority:
 - Primary and secondary access points
 - Any emergency access
 - Provision of parking, turning and servicing within the site curtilage
 - Disposition of buildings
 - Means of surface water drainage and outfall
 - Surfacing materials.

That phase of development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation/ first use of development.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

6. No phase of the development hereby permitted shall be commenced until details of a Stage 1 Road Safety Audit (with further stages to be submitted as appropriate) for that phase have first been submitted to and approved in writing by the Local Planning Authority.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

7. Prior to the first use of the proposed development the site access shall be completed within the limits of the public highway; concurrently, the existing accesses made redundant as a consequence of the development hereby permitted, as indicated on submitted Plan 17485-03-1 C, which shall include the access crossing between the site and the carriageway edge, shall be permanently closed and the access crossing reinstated as footway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

8. The development hereby permitted shall not be brought into use until the visibility splays have been provided as per submitted Plan 17485-03-1 A. The visibility splays shall thereafter be kept free of all obstructions to visibility with nothing placed or retained forward of the splay and the public highway exceeding 600mm in height above the level of the adjacent carriageway.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

9. The development hereby permitted shall not be commenced until a scheme for the phasing of the development of the entire site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing plan.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

10. No phase of the development shall take place, including any demolition or clearance works, until a Construction Vehicle Management Plan (CVMP) for that phase 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 include:

- Access points to be used for the construction of each phase of the development
- Arrangements for the parking of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Construction hours
- Delivery routeing and hours
- Recorded daily inspections of the highway adjacent to the site access points
- Wheel washing and measures to remove mud or debris carried onto the highway.

Reason

To comply with Paragraph 32 and 35 of the National Planning Policy Framework and in the interests of highway safety.

Ground/ Gas Contamination

11. No phase of the development approved by this planning permission shall commence until a remediation strategy for that phase, to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components: -

1. A preliminary risk assessment which has identified
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from ground contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water or ground pollution in line with paragraph 109 of the National Planning Policy Framework.

12. Prior to any phase of the development hereby approved being brought into use a verification report demonstrating the completion of works sets out in the approved remediation strategy and the effectiveness of the remediation for that phase 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 verification plan to demonstrate that the site remediation criteria have been met.

Reason

To ensure the site does not pose any further risk to the water environment and the health of the occupiers of dwellings hereby permitted by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 109 of the National planning Policy framework.

13. The dwellings hereby approved shall not be occupied until: -

- i. an investigation into the potential for ground gas on the site has been undertaken; and if found to be present
- ii. a scheme for the installation of gas protection measures has been submitted to and approved in writing by the Local Planning Authority; and
- iii. the works comprising the approved scheme have been implemented; and
- iv. an independent validation of correct installation has been submitted to the Local Planning Authority.

Reason

To ensure that risks from ground gas to the future users of the land and neighbouring land are minimised in accordance with Paragraph 121 of the National Planning Policy Framework.

14. No phase of the development hereby approved shall take place, until a Environmental Protection and Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the decommissioning, demolition, remediation and construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of the decommissioning, demolition, remediation and construction operations;
- vii. measures to control vibration and the emission of dust and dirt during any demolition, brick crushing or construction activities on the site.

- viii specify method of piling, should piling be undertaken; and
- ix. the protocol for notifying the Council prior to the commencement of any piling activities or brick crushing on the site.

Reason

In order to ensure that the impacts of the development on the environment and the amenity of the occupiers of neighbouring residential premises are mitigated as far as is reasonably practicable comply with Paragraphs 17 and 32 of the National Planning Policy Framework.

15. No dwelling hereby approved shall be occupied until

- i. the windows to all habitable rooms of that dwelling have been fitted with glazing to a minimum manufacturer's rating of R_w33; and
- ii. all habitable rooms to that dwelling have been provided with trickle vents to achieve background ventilation in accordance with ebuilding regulations requirements and
- iii. that any perimeter wall surrounding the curtilage to that dwelling which is immediately adjacent to a highway and, or an industrial building has been screened with a solid barrier fence of a minimum height of 2 metres.

Reason

In the interest of providing a good standard of residential amenity to the occupiers of the dwellings in accordance with Paragraph 17 of the National Planning Policy Framework.

Drainage

16. No phase of the development shall take place until a detailed surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The scheme must be based on the design parameters and proposed strategy for the site set out in the Flood Risk Assessment (Ref: C6997-FRA-01b, Oct 2017) and Site Drainage Strategy Drawing (Ref: C6997-SK1000-P2, 02/11/17).

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

Surface water drainage system(s) designed in accordance with the Non-statutory technical standards for sustainable drainage systems (DEFRA, March 2015).

SuDS design to provide adequate water quality treatment, which can be demonstrated using the Simple Index Approach (CIRIA SuDS Manual), to include permeable paving to all private driveways and parking areas.

Limiting the total discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm to 26.8l/s to ensure that there will be no increase in flood risk downstream.

Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

Provision of an acceptable management and maintenance plan for surface water drainage to ensure continued performance of the system for the lifetime of the development. This should include a schedule of required maintenance activities and frequencies, and contact details for the organisation responsible for carrying out these duties.

Reason

To reduce the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

17. No phase of the development shall be occupied until the surface water drainage system for that phase has been completed in accordance with the approved design, and details of the appointed management and maintenance companies have been provided to the LPA.

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

18. Notwithstanding the details of the approved plan prior to the first occupation of any dwelling on the site a detailed scheme for the laying out of a Neighbourhood Equipped Area of Play (NEAP) including a Multi Use Games Area (MUGA) and the specification of equipment to be provided within the play space area shall be submitted to and approved in writing by the Local Planning Authority. The works comprising the approved scheme shall be implemented to a timetable which shall be agreed in writing with the Local Planning Authority. The NEAP/MUGA shall thereafter be retained and maintained for the life time of the development unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of providing accessible local play areas for young people.

Ecology

19. The development shall not commence until a scheme for the provision of

- i. 6 brick built bat boxes across the site; and
- ii. 24 integrated bird boxes across the site

has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include: -

- i. The specification of the bird and bat boxes; and
- ii. Which dwellings would be fitted with the boxes and the location of each box.

The scheme shall be implemented no later than the completion of the 100th dwelling. Thereafter the boxes shall be retained and maintained for their intended purpose for the lifetime of the development.

Reason

In the interests of protecting and enhancing biodiversity of the site by compensating and mitigating for the loss of habitats on the site in accordance with paragraph 118 of the National Planning Policy Framework.

20. All main herringbone road surfaces shown on the approved plans shall be to an adoptable standard to allow access by 32 tonne refuse vehicle access.

Reason

To prevent break-up of the highway surface in the interest of highway safety.

Trees and Landscape

21. No phase of the development shall commence until details of all arboricultural work relevant to that phase have been submitted to and approved by the Local Planning Authority. Details shall include a method statement and schedule of works.

Reason

The existing vegetation makes an important contribution to the visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

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

17485-03-1 C
17485-03-02 C Junction Geometry
19485-03-3 C Refuse Tracking
Phasing Plan
Location Plan

23. Prior to commencement of the residential phase of the development a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason

In order to comply with Para 32 of the National Planning Policy Framework.

24. Prior to commencement of the commercial phase of the development a Travel Plan for the commercial phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the approved details.

Reason

In order to comply with Para 32 of the National Planning Policy Framework.”

Prior to the determination of the application, representations were made by Mr Brearley, applicant’s representative, speaking in favour of the application.

RESOLVED:

That the application be deferred to: enable the applicant to consider the provision of affordable housing on-site; the removal of the MUGA from the proposed conditions; and the provision of funding in place of the MUGA to provide alternative off-site facilities.

10. Application CH/17/450, Reserved Matters application for 450 dwellings and associated infrastructure (appearance, landscaping, layout and scale for approval) pursuant to planning permission CH/10/0294, Land off Norton Hall Lane and Butts Lane, Norton Canes

Consideration was given to the report of the Development Control Manager (Item 6.69 – 6.132 of the Official Minutes of the Council).

The Development Control Manager gave the following update in respect of the application:

“Errata

- (i) The reason for Committee decision should read:

“The application is locally controversial and the officer recommendation is contrary to the comments raised by the parish council and that Cllr Preece wishes to address the Planning Committee.”

- (ii) The Section 106 agreement also included a sum of £650,000.00 (index Linked) for the provision of formal sport and recreational facilities for Norton canes and/ or Heath Hayes Park.

- (iii) The contribution towards highway improvements was £50,000.00 (with an additional £75,000 if vehicle trips from the development exceeded a certain number) and not £150,000.00 as stated in the officer report.

Response from the Highway Authority

The Highway Authority has a few issues with some of the internal visibility splays from some of the junctions. Some of the visibility splays would appear to be behind the adoptable highway and go across private land. This is not acceptable. All visibility splays should be within adoptable highway.

Response from the Landscape, Countryside and Tree Officer

Basic housing layout retains the main trees as requested.

Serious issues with the suds engineered form and also loss of major TPO Oak Tree. These details need to be revised especially in relation to maintenance aspects. If approved as they stand then please advise the developer that the Council will not adopt the areas.

Play area being redesigned including pathways.

Landscaping-

Numerous tweaks to sort out and especially following the Suds aspects.

Woodland area –need to agree a package of works to improve the area. Note paths through the woodland will need to have final alignment agreed on the ground.

Arboricultural works –need to look into but tied in with the woodland area as well.

Will need to apply landscape conditions.

Officers Response to the Above Comments

In respect to the issue raised by the Highway Authority it is considered that the issues raised are technical matters relating to the internal layout of the proposal. As such it is considered that there is a realistic prospect of the issues being resolved. In the light of this it is proposed that the recommendation be altered to read

“Approve subject to all matters raised by the Highway Authority being resolved, the attached conditions and any further conditions recommended by the Highway Authority, including any revisions to the schedule of approved plans necessitated by resolution of the highway issues.”

This would allow the remaining highway issues to be resolved without deferring the application to a later meeting of Planning Committee with all the delays that would entail.

In respect to the issues raise by the Landscape Officer it is noted that these generally relate to small technical details which are readily resolved by the use of appropriately worded conditions. These are set out below.

The exception to the above is the issue in respect to the profiling of the SuDS balancing lakes and the retention of the Oak tree which is covered by a Tree Preservation Order. In this respect it is noted that Section 197 of the 1990 Town Planning Act states that

“It shall be the duty of the local planning authority

- (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees;”

Whilst the value of the tree is accepted it is noted that the tree would be located well within the proposed balancing lake. The location and volume of the balancing lakes are dictated by engineering requirements (it is located at the lowest part of the site and its volume and hence area is dictated by the need to ensure that it has sufficient capacity to serve the proposed development). As such it is not practicable to retain the tree in situ, as this would result in the significant reduction in the capacity of the balancing lakes. In addition it is noted that the applicant has worked hard to retain a large number of trees across the site and that as a whole the proposed development would retain much of its green infrastructure and result in substantial new planting. As such it is considered that the needs of flood prevention and the need to take into account engineering requirements of the drainage scheme outweigh the harm resulting from the loss of the tree and it is considered on balance that the scheme is acceptable.

In respect to the location and profile of the balancing ponds it is noted that this is mainly driven by the topography of the site (it is located at the lowest part of the site), the engineering nature of its function (which dictates its volume and hence holding capacity and the need to make efficient use of land. It is considered that the applicants have attempted to soften the outlines of the feature as far as is practicable to do so whilst retaining its fundamental drainage. Again it is considered that the proposed feature would be acceptable in planning terms. Should the Council not wish to adopt the feature the applicant has stated that it is willing to set up management company to manage the feature. This would require some alteration to the section 106 agreement in respect of commuted maintenance sums but that would be subject to separate application to amend the existing section 106 agreement.

Revision to the Schedule of the Approved Plans

The approved plans schedule should be amended to read: -

APPROVED PLANS:

AAH5415_24_B_Location Plan
AAH5415_25_E_Planning Layout (Sheet 1)
AAH5415_26_E_Planning Layout (Sheet 2)
AAH5415_27_E_Materials Layout PERSIMMON
AAH5415_28_Site Sections A0
AAH5415_29_B_Masterplan A0
AAH5415_30_N_Overall Site Plan
AAH5415_32_B_Planning Statement
AAH5415_36_B_Enclosure Layout PERSIMMON
AAH5415_43_Boundary Details PERSIMMON

AAC5403_TR1_B_Refuse Vehicle Tracking (Sheet 1)
AAC5403_TR2_C_Refuse Vehicle Tracking (Sheet 2)

M116-PD-050C (Street Scene Coloured) 1-200 BLOOR
MI116-SL-001E (Site Layout) BLOOR
MI116-SL-002C (Material Layout) BLOOR
MI116-SL-004C (Means of Enclosure) BLOOR
MI116-PD-006A (Boundary Details) BLOOR

AAJ5108_LS01_A_Detailed Soft Landscape 01-A0
AAJ5108_LS02_A_Detailed Soft Landscape 02-A0
AAJ5108_LS03_A_Detailed Soft Landscape 03-A0
AAJ5108_LS04_A_Detailed Soft Landscape 04-A0
AAJ5108_LS05_A_Detailed Soft Landscape 05-A0
AAJ5108_LS06_A_Detailed Soft Landscape 06-A0
AAJ5108_LS07_A_Detailed Soft Landscape 07-A0
AAJ5108_LS08_A_Detailed Soft Landscape 08-A0
AAJ5108_LS09_A_Detailed Soft Landscape 09-A0
AAJ5108_LS10_A_Detailed Soft Landscape 10-A0
AAJ5108_LS11_A_Detailed Soft Landscape 11-A0
AAJ5108_LS12_A_Detailed Soft Landscape 12-A0
AAJ5108_LS13_A_Detailed Soft Landscape 13-A0
AAJ5108_LS14_A_Detailed Soft Landscape 14-A0
AAJ5108_LSGA_A_Landscape General Arrangement-A0
AAJ5108_LSMP_Landscape Management and Maintenance Plan

RPS Ecological Appraisal
RPS Aerial Tree Bat Roost Inspection
RPS Appendix C Extended Phase 1 Habitat Plan OXF10064_EP1H
RPS Appendix D Bat Transect Route OXF10064_01
RPS Bat Activity Dusk Transect Survey 30.08.2017 OXF10064_02
RPS Bat Activity Dusk Transect Survey 14.09.2017 OXF10064_03
RPS Bat Activity Dusk Transect Survey 19.09.2017 OXF10064_04
RPS Bat Activity All Surveys OXF10064_05
RPS Himalayan Balsam Distribution OXF10064_06
RPS Trees with Moderate Bat Roost Potential OXF10064_07

S219-810 Topography Survey (Sheet 1 of 4)
S219-810 Topography Survey (Sheet 2 of 4)
S219-810 Topography Survey (Sheet 3 of 4)
S219-810 Topography Survey (Sheet 4 of 4)

Proludic - Data Sheets (LAP)
Proludic - LAP (1804.19134)

9971 D 140218 BW Norton Canes TCP-Figure 01.01_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.02_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.03_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.04_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.05_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.06_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.07_A0
9971 D 140218 BW Norton Canes TCP-Figure 01.08_A0
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.01_A0
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.02_A0 (Rev A)
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.03_A0 (Rev A)
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.04_A0 (Rev B)
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.05_A0
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.06_A0
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.07_A0
9971 D 160518 BW Norton Canes TRRP and Work-Figure 02.08_A0

9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.01_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.02_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.03_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.04_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.05_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.06_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.07_A0 (Rev B)
9971 D 170518 BW Norton Canes TPP with phasing-Figure 03.08_A0 (Rev B)
9971 R 170518 BW Norton Canes AMS

1BF01(OPP).PL-01_SWI (BRICK) BLOOR
2B4P(2)_3B5P(1)_4B6P(1).PL-01_SIN_SOR_STR (BRICK) BLOOR
2B4P(2)_3B5P(1)_4B6P(1).PL-03_SIN_SOR_STR (PLANS) BLOOR
2B4P(2)_3B5P_1BF04(OPP).PL-01_SIN_SOR_SPEN (BRICK) BLOOR
2B4P(2)_3B5P_1BF04(OPP).PL-04_SIN_SOR_SPE (PLANS) BLOOR
2B4P(4).PL-01_SIN (BRICK) BLOOR
2B4P(4).PL-03_SIN (PLANS) BLOOR
3B5P.PL-01_SOR (BRICK) BLOOR
272.PL-01_CHE (BRICK) BLOOR
274_373.PL-02_CHE_BYR (RENDER) BLOOR
274_373.PL-05_CHE_BYR (PLANS) BLOOR
372.PL-01_BYR (BRICK) BLOOR
372.PL-02_BYR (RENDER) BLOOR
373_276(OPP).PL-01_BYR_CHE (BRICK) BLOOR
373_276(OPP).PL-03_BYR_CHE (PLANS) BLOOR
373_276.PL-01_BYR_CHE (BRICK) BLOOR
373_276.PL-03_BYR_CHE (PLANS) BLOOR
375(OPP).PL-01_LYT (BRICK) BLOOR
375(OPP).PL-02_LYT (RENDER) BLOOR
375.PL-01_LYT (BRICK) BLOOR
375.PL-02_LYT (RENDER) BLOOR
376_372(OPP).PL-01_LYT_BYR (BRICK) BLOOR
376_372(OPP).PL-03_LYT_BYR (PLANS) BLOOR
376_372-PL-01_LYT_BYR (BRICK) BLOOR
376_372-PL-03_LYT_BYR (PLANS) BLOOR
382(OPP).PL-01_HEY (BRICK) BLOOR
382(OPP).PL-03_HEY (TUDOR) BLOOR
382.PL-01_HEY (BRICK) BLOOR
382.PL-03_HEY (TUDOR) BLOOR
383.PL-01_MAR (BRICK) BLOOR
383.PL-02_MAR (RENDER) BLOOR
383.PL-05_MAR (PLANS) BLOOR
3B5P.PL-01_SOR (BRICK) BLOOR
471(OPP).PL-01_LYD (BRICK) BLOOR
471(OPP).PL-02_LYD (RENDER) BLOOR
471(OPP).PL-06_LYD (PLANS) BLOOR
471.PL-01_LYD (BRICK) BLOOR
471.PL-03_LYD (TUDOR) BLOOR
471.PL-06_LYD (PLANS) BLOOR
472(OPP).PL-01_BRO (BRICK) BLOOR
472(OPP).PL-02_BRO (RENDER) BLOOR
472(OPP).PL-05_BRO (PLANS) BLOOR

472.PL-02_BRO (RENDER) BLOOR
472.PL-05_BRO (PLANS) BLOOR
472.PL-015_BRO (BRICK) BLOOR
474(OPP).PL-01_SKE (BRICK) BLOOR
474(OPP).PL-03_SKE (TUDOR) BLOOR
474(OPP).PL-06_SKE (PLANS) BLOOR
474.PL-01_SKE (BRICK) BLOOR
474.PL-03_SKE (TUDOR) BLOOR
474.PL-06_SKE (PLANS) BLOOR
477(OPP).PL-02_MOR (RENDER) BLOOR
477.PL-01 MOR (BRICK) BLOOR
477.PL-02 MOR (RENDER) BLOOR
479(OPP).PL-03_SHI (TUDOR) BLOOR
479(OPP).PL-06_SHI (PLANS) BLOOR
479.PL-02_SHI (RENDER) BLOOR
479.PL-03_SHI (TUDOR) BLOOR
479.PL-06_SHI (PLANS) BLOOR
GL01.PL01 BLOOR
GL02.PL-01 BLOOR

PH AAH5415_03 A Roseberry PERSIMMON
PH AAH5415_04 A Chedworth PERSIMMON
PH AAH5415_05 A Winster PERSIMMON
PH AAH5415_06 A Rufford PERSIMMON
PH AAH5415_07 A Hadleigh PERSIMMON
PH AAH5415_08 A Clayton Corner PERSIMMON
PH AAH5415_09 A Hanbury PERSIMMON
PH AAH5415_10 A Edlingham PERSIMMON
PH AAH5415_11 A Hatfield PERSIMMON
PH AAH5415_12 A Corfe PERSIMMON
PH AAH5415_13 A Newton PERSIMMON
PH AAH5415_14 A Kendal PERSIMMON
PH AAH5415_15 A Leicester PERSIMMON
PH AAH5415_16 A Alnwick PERSIMMON
PH AAH5415_17 A Souter PERSIMMON
PH AAH5415_20 A Clayton PERSIMMON
PH AAH5415_21 A Lumley PERSIMMON
PH AAH5415_22 B Garages-SG & DG PERSIMMON
PH AAH5415-33 A House Type 45 PERSIMMON
PH AAH5415-37 B L2 House Type PERSIMMON
PH AAH5415-38 C L3 House Type PERSIMMON

Additional Conditions to be added

1. No trees or hedges shown as retained on the approved plans, shall be cut down, topped, lopped, uprooted or removed without the prior written permission of the Local Planning Authority nor shall they be wilfully damaged or destroyed.

Any trees or hedges which, within a period of 5 years from completion of the development are cut down, topped, lopped or uprooted without permission of the Local Planning Authority or become seriously damaged or diseased or die shall be replaced in the next planting season with similar size and species

unless the Local Planning Authority gives written consent to any variation.

Reason

The existing vegetation makes an important contribution to the visual amenity of the area. In accordance with Local Plan Policies CP3, CP14, CP12 and the NPPF.

2. Prior to the commencement of any construction or site preparation works including any actions likely to interfere with the biological function of the retained trees and hedges, approved protective fencing shall be erected in the positions shown on the approved Tree Protection Plan drawings JKK9971-RPS-Figure 03.07 Rev A, 03.08 Rev A, 03.06 Rev A, 03.05 Rev A, 03.04 Rev A, 03.03 Rev A, 03.02 Rev A and 03.01 Rev A.
3. Within the enclosed area known as the Tree Protection Zone, no work will be permitted without the written consent of the Local Planning Authority. No storage of material, equipment or vehicles will be permitted within this zone. Service routes will not be permitted to cross the Tree Protection Zones unless written consent of the Local Planning Authority is obtained. The Tree Protection Zone will be maintained intact and the vegetation within maintained until the cessation of all construction works or until the Local Planning Authority gives written consent for variation.

Reason

To ensure the retention and protection of the existing vegetation which makes an important contribution to the visual amenity of the area in accordance with Local Plan Policies CP3, CP14, CP12 and the NPPF.

4. The approved arboricultural work, as indicated in drawings: -

JKK9971-RPS-Figure 02.01Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.02Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.03Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.04Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.05Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.06Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.07Rev A Tree Retention/ works and Removal Plan
JKK9971-RPS-Figure 02.08Rev A Tree Retention/ works and Removal Plan

and the Norton Hall Lane, Norton Canes, Arboricultural Method Statement, prepared by RPS Group, and received 24 May 2018 shall be carried out fully in accordance with the submitted details and to BS 3998 Tree Work & BS 5837 Trees in Relation to Construction, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure the retention and appropriate maintenance of the existing vegetation which makes an important contribution to the visual amenity of the area in accordance with Local Plan Policies

5. The approved landscape works shall be carried out in the first planting and seeding season following the occupation of any buildings or the completion of the development whichever is the sooner.

Reason

In the interest of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

6. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason

In the interests of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

7. The site landscape, following completion of establishment, shall be managed in accordance with the approved Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of visual amenity of the area and in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

8. Notwithstanding the details of the approved plans the proposed 1.8m high palisade fence to the west of the brook around the tip mound (in the south east corner of the site) shall be replaced by a 3 rail wooden fence.

Reason

To allow maintenance access to the brook.

9. Notwithstanding the details of the approved plans, no more than 25 dwellings shall be occupied until a scheme indicating: -
 - (i) the path routes and construction details through the woodland area to the west of the site; and
 - (ii) management works to the woodland; and
 - (iii) a timetable for the implementation of the above works

has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved timetable.

Reason

In the interest of ecology and visual amenity in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

10. Notwithstanding the details of the approved plans, no more than 25 dwellings shall be occupied until a scheme indicating:
 - (i) the provision of removable bollards for those points of access for maintenance vehicles ; and

- (ii) the provision of litter bins; and
- (iii) a timetable for the implementation of the above works

has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved timetable.

Reason

In the interest of visual amenity in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

11. Notwithstanding the details of the approved plans, no more than 25 dwellings shall be occupied until a scheme for hedge-line protection to the boundary of private drives and areas of public open space by post and 3 strand wire fences has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall thereafter be implemented in accordance with the approved scheme.

Reason

To prevent unauthorised access shortcuts forming until hedges become established.

12. Notwithstanding the details of the approved plans Rosa spp shall be omitted from the planting schedule and no dwelling shall be occupied until details of an alternative species has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of visual amenity in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF."

Prior to the determination of the application, representations were made by Councillor J.P.T.L. Preece, speaking on the application as Ward Councillor, and Mr Steward, applicant's representative, speaking in favour of the application.

RESOLVED:

That the application be approved subject to: all matters raised by the Highways Authority being resolved; the conditions attached to the original report; those attached to the Officer update sheet; and any further conditions recommended by the Highways Authority, including any revisions to the schedule of approved plans necessitated by resolution of the highways issues.

The meeting closed at 5:45pm

CHAIRMAN