

Please ask for: Mrs. W. Rowe

Extension No: 4584

E-Mail: wendyrowe@cannockchasedc.gov.uk

25 June 2024

Dear Councillor,

Planning Control Committee

3:00pm Wednesday 3 July 2024

Council Chamber, Civic Centre, Cannock

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda. The meeting will commence at 3.00pm.

Yours sincerely,



Tim Clegg
Chief Executive

To Councillors:

Fisher, P. (Chair)
Cartwright, S.M. (Vice-Chair)
Aston, J. Samuels, G.
Fitzgerald, A. Sutherland, M.
Jones, V. Thornley, S.
Lyons, N. Thornley, S.J.
Mawle, D. Wilson, L.
Prestwood, F.

Agenda

Part 1

1. Apologies

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

To declare any personal, pecuniary, or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

3. Disclosure of Details of Lobbying of Members

4. Minutes

To approve the Minutes of the meeting held on 5 June 2024 (enclosed).

5. Members' Requests for Site Visits

6. Report of the Planning Services Manager

Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Planning Services Manager.

Details of planning applications can be accessed on the Council's website by visiting www.cannockchasedc.gov.uk/residents/planning and then clicking on the square marked 'Planning Applications'.

Planning Application

Application Number	Application Location and Description	Item Number
1. CH/24/051	Former Aelfgar School, Church Street, Rugeley: Reserved Matters application for the construction of up to 58 dwellings: layout, landscaping, external appearance and scale (following outline permission CH/21/0022).	6.1 - 6.31

7. Exclusion of the Public

The Chair to move:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 7, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

Agenda

Part 2

8. Enforcement Case - ENF/24/50

Not for Publication Report of the Planning Services Manager (Item 8.1 - 8.7).

The Report is confidential due to the inclusion of information:

- Relating to any individual.
- Which is likely to reveal the identity of an individual.
- Relating to any action taken or to be taken in connection with the prevention, investigation, or prosecution of crime.

9. Enforcement Case - ENF/24/041

Not for Publication Report of the Planning Services Manager (Item 9.1 - 9.7).

The Report is confidential due to the inclusion of information:

- Relating to any individual.
- Which is likely to reveal the identity of an individual.
- Relating to any action taken or to be taken in connection with the prevention, investigation, or prosecution of crime.

Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee

Held on Wednesday 5 June 2024 at 3:05pm
In the Council Chamber, Civic Centre, Cannock

Part 1

Present:
Councillors

Fisher, P. (Chair)
Cartwright, S. (Vice-Chair)

Aston, J.	Sutherland, M.
Haden, P. (Substitute)	Thornley, S.
Jones, V.	Thornley, S.J.
Lyons, N.	Wilson, L.
Mawle, D.	

(The meeting commenced slightly late).

1. Apologies

Apologies for absence had been received from Councillors A. Fitzgerald, F. Prestwood, and G. Samuels.

Notification had been received that Councillor P. Haden would be substituting for Councillor A. Fitzgerald.

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

Member	Interest	Type
Jones, V.	Enforcement Case - ENF/23/046 - <i>Member resides in the vicinity of the enforcement case.</i>	Personal and Pecuniary

3. Disclosure of Details of Lobbying by Members

Councillor V. Jones declared that she had been lobbied in connection with Enforcement Case - ENF/23/046.

4. Minutes

Resolved:

That the Minutes of the meeting held on 24 April 2024 be approved as a correct record.

5. Members Requests for Site Visits

None.

6. Application CH/24/0090 - Hagley Park Farm, Jones Lane, Slitting Mill, Rugeley, WS12 2UJ: Outline Application (All Matters Reserved) - Construction of 4 Detached Residential Properties on Land to the West of Hagley Park Farm

Following a site visit consideration was given to the report of the Planning Services Manager (Item 6.1 - 6.17) (presented by the Senior Planning Officer).

The Senior Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

Prior to consideration of the application the Senior Planning Officer advised that an update had been circulated to Members in advance of the meeting. The update read:

“Following compilation of the report for the Committee agenda, officers have received a further 2 no. neighbour representation (objections) of which are predominantly replicated. They are summarised as follows:

- Highways comment that the splays are in keeping with the speed of the unclassified road which they report as being 30mph, however the respondent states that this is 40mph.
- The splays appear to be impeded by the trees on which there are Tree Preservation Orders and no explanation has been offered for how visibility will be provided.
- There is no footpath on the northern side of Jones Lane for 33 metres from Penkridge Bank Road and this land is not in SCC Highway’s ownership. The condition relating to a sustainable link from the footpath along the grass verge does not appear feasible as this would run through at least two of the trees on which there are preservation orders.
- The proposed development would blight the landscape on a narrow unspoilt lane and would not be in keeping with the area”.

The Chair reported that the speakers who were listed were not in attendance.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

(Councillor S.J. Thornley abstained from voting on this decision).

7. Application CH/24/051 - Former Aelfgar School, Church Street, Rugeley: Reserved Matters Application for the Construction of up to 58 Dwellings - Layout, Landscaping, External Appearance and Scale (Following Outline Permission CH/21/0022)

Consideration was given to the report of the Planning Services Manager (Item 6.18 - 6.43) (presented by the Senior Planning Officer).

The Senior Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

The Senior Planning Officer advised that an update had been circulated to Members in advance of the meeting. The update was read out on behalf of A. Lawrence, objector to the application. The update read:

“Following compilation of the report for the Committee agenda, officers have received two minor amendments to the elevations for plots 10, 11 and 53 of which are detailed below (included at the end of the Minutes) and shown on the corresponding drawings:

- Plot 53 (22690-332-03 House Types Puttenham and Leaside Elevations)
A false chimney has been added to this plot.
- Plots 10 and 11 (22690-323-03 House Types Lambourne and Leaside Elevations)
The chimneys originally shown on these plots have been removed.

Chimneys on key plots that would be visible from either Church Street or the approach from Anson Street are retained and the minor amendments proposed will not greatly alter the scheme originally proposed nor have negative implications in respect of the nearby Conservation Areas, design or residential amenity. As such the recommendation to approve, subject to conditions, is still relevant”.

Resolved:

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

8. Exclusion of Public

Resolved:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 7, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

Cannock Chase Council
Minutes of the Meeting of the
Planning Control Committee

Held on Wednesday 5 June 2024 at 3:05pm
In the Council Chamber, Civic Centre, Cannock

Part 2

9. Enforcement Case - ENF/23/009

Consideration was given to the Not for Publication report of the Planning Services Manager (Item 8.1 - 8.6).

The Enforcement Officer provided a presentation to the Committee outlining the report.

Resolved:

That:

- (A) For the reasons and justification given in the report, authorisation be granted to serve an Enforcement Notice under s171A of the Town and Country Planning Act for the unauthorised change of use of the land from a residential use, and to a use for the storage of commercial vehicles/vehicles, in various states of disrepair, the storage of inter-alia, vehicle parts, tyres, vehicle wheels, dis-used furniture, gas bottles, washing machine and pallets. The unauthorised use of the land for vehicle repairs and for the sale of vehicle parts.
- (B) Should the terms of the Notice not be complied with in full by the compliance date stated in the Notice, authorisation be granted to initiate prosecution proceedings, under s179 of the Act.
- (C) Should the Notice not be complied with authorisation be granted to empower the Council to enter land, carry out the work and recover the costs from the landowner under S219 of the Act.

(Having received advice from the Principal Solicitor, Councillor V. Jones declared a personal and pecuniary interest and left the meeting during determination of the following application).

10. Enforcement Case - ENF/23/046

Consideration was given to the Not for Publication report of the Planning Services Manager (Item 9.1 - 9.8).

The Enforcement Officer provided a presentation to the Committee outlining the report.

Resolved:

That:

- (A) For the reasons and justification given in the report, authorisation be granted to serve two Enforcement Notices under s171A of the Town and Country Planning Act 1990 in respect of:
- (i) the unauthorised material change of use of land from a residential use, to a mixed use of residential and for the storage of goods, materials, and equipment (not for the use in the construction of any extensions to the dwellinghouse), including inter-alia new and used building materials, builder's goods and equipment, domestic paraphernalia, used window frames, used plastic cladding, plant and machinery, and all vehicles not in daily use and taxed and insured by the occupiers of the property, domestic paraphernalia, used window frames, used plastic cladding, plant and machinery;
 - (ii) the unauthorised erection of a solid corrugated metal means of enclosure and gates over one metre in height, on the front and side boundary of the property detailed within the report.
- (B) Should the terms of either Notice not be complied with in full by the compliance date stated in the Notice, authorisation be granted to initiate prosecution proceedings, under s179 of the Act.

(Councillor V. Jones returned to the meeting at this point).

11. Enforcement Case - ENF/24/007

Prior to consideration of the Not for Publication report, the Enforcement Officer referred to Item No. 10.5, paragraph 6.1 which contained a typographical error.

Consideration was given to the Not for Publication report of the Planning Services Manager (Item 10.1 - 10.6).

The Enforcement Officer provided a presentation to the Committee outlining the report.

Resolved:

That:

- (A) For the reasons and justification given in the report, authorisation be granted to serve an Enforcement Notice under s171A of the Town and Country Planning Act 1990 for the unauthorised wraparound of a single storey side and rear extension of the property detailed within the report.
- (B) Should the terms of the Notice not be complied with in full by the compliance date stated in the Notice, authorisation be granted to initiate prosecution proceedings, under s179 of the Act.

The meeting closed at 4:05pm.

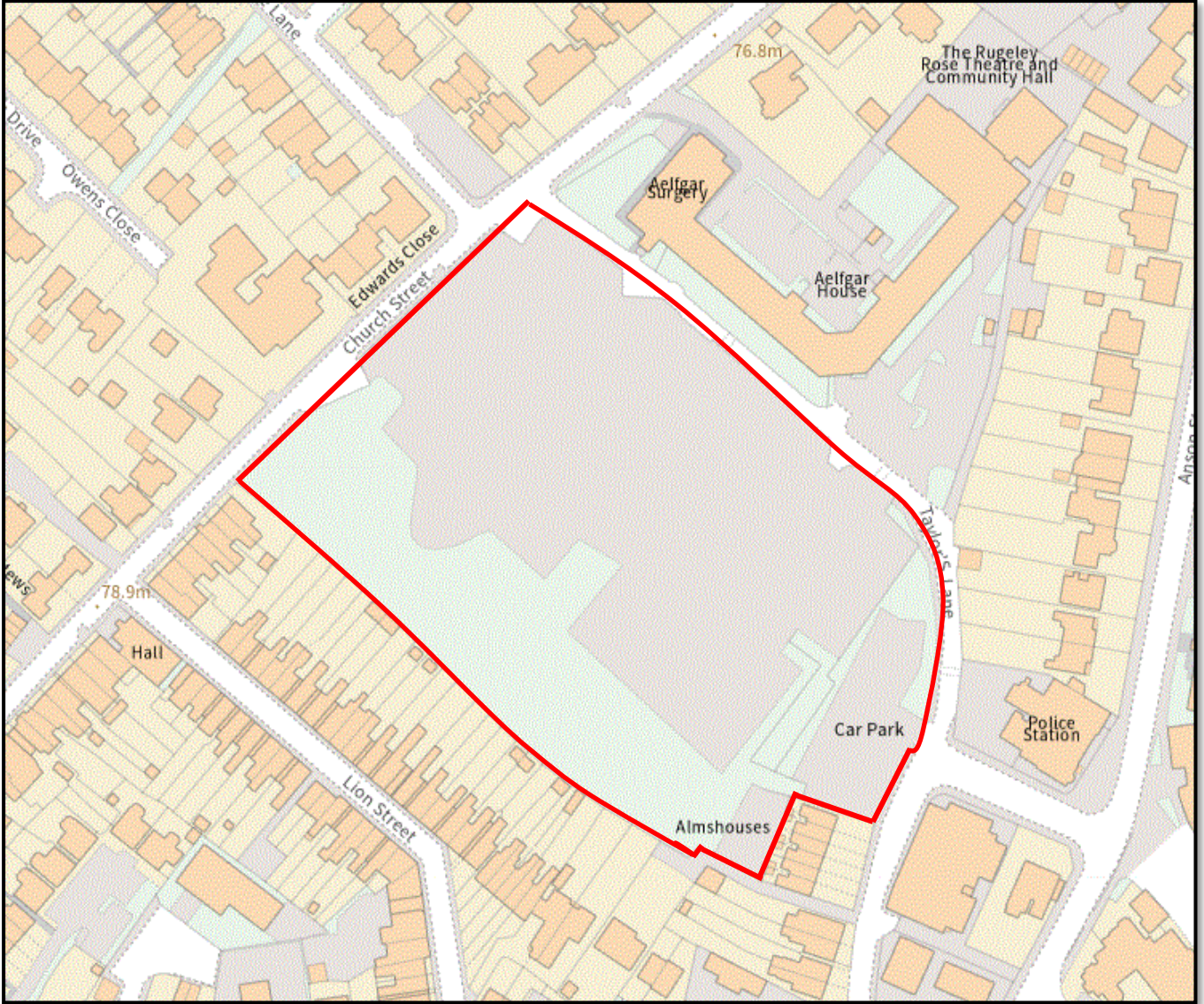
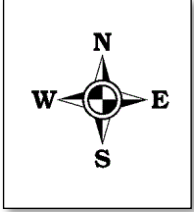
Chair



Application: CH/24/051

Location: Former Aelfgar School, Church Street, Rugeley

Proposal: Reserved Matters for the construction of up to 58 dwellings:- layout, landscaping, external appearance and scale following outline permission CH/21/0022



Location Plan



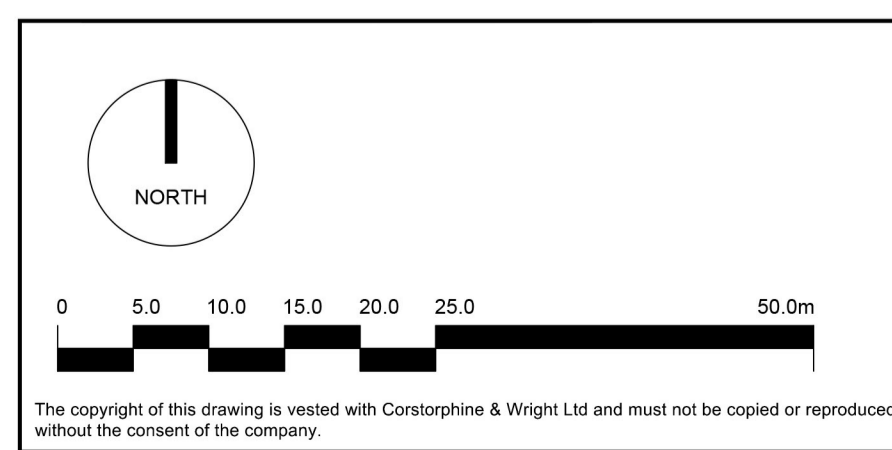
SCHEDULE OF ACCOMODATION			
OPEN MARKET	area(sqft)	no.units	total area(sqft)
gove - 2 bed, 2 storey	763	6	4,578
lambourne - 3 bed, 2 storey	859	5	4,295
leaside - 3 bed, 2 storey	898	5	4,490
newbury - 3 bed, 2 storey	1016	2	2,032
puttenham - 3 bed, 2 storey	1016	3	3,048
eaton - 4 bed, 2.5 storey	1209	2	2,418
stockwood - 4 bed, 2 storey	1261	3	3,783
richmond - 4 bed, 2 storey	1438	3	4,314
open market total:		29	28,958

AFFORDABLE			
	area(sqft)	no.units	total area(sqft)
henbury+ - 2 bed, 2 storey	848	15	12,720
lightcliffe+ - 3 bed, 2 storey	961	6	5,766
newbury+ - 3 bed, 2 storey	1016	6	6,096
ramsay+ - 4 bed, 2 storey	1130	2	2,260
affordable total:		29	26,842

overall total:		
	58	55,800

SITE AREA		
	hectares	acres
site area (gross):	1.94	4.79
site area (net):	1.54	3.81
density (plots / net area):	37.66	15.22
coverage (ft ² / net area):	36,234	14,646

- Site Boundary
- * Affordable units
- Existing Cat A trees
- Existing Cat B trees
- Existing Cat C trees
- Existing Root Protection Areas
- Existing trees to be removed
- Proposed new tree planting
- BCP - Bin Collection Points
- Rotary Dryers
- Refuse Storage
- Maintenance Access Barrier
- Retractable Bollards



Rev.	Description	Date	Drw.	Chk.
10	Minor amendments made to layout in co-ordination with Client comments.	07.12.23	AW	LL
09	Minor amendments made to layout in co-ordination with LPA and Client comments.	23.11.23	AW	LL
08	Access Barriers added to private drives for fire access from Taylor's Lane. Plots 18/19 and 44/45 repositioned to increase back to back distance. Parking spaces for Almshouses as 'AH' not 'V'.	06.10.23	AW	LL
07	Amendments made to layout and accommodation in line with Planning Officer's comments received on 22.09.2023.	27.09.23	AW	LL
06	Rotary dryers removed from open market dwellings. Brick pillars added to refurbished railings at northern site entrance. Additional layout amendments carried out as per Client's request.	13.09.23	AW	LL
05	Layout amended to suit client's comments.	08.09.23	AW	LL
04	Layout and Acc. Schedule amended to suit alterations to all house types. Rear Garden Footpaths, refuse storage/collection and rotary dryers shown on plan.	04.09.23	AW	LL
03	1 x Footpath to northern corner of the site added along boundary - 1 x added adjacent plot 58.	28.06.23	AW	LL
02	Layout amended to suit Client's comments. Schedule of Accommodation altered.	12.06.23	AW	LL
01	Red line boundary updated in accordance with Outline consent	24.05.23	LL	LL

Client LOVELL HOMES		Corstorphine & Wright	
Project AELFGAR SITE, CHURCH STREET RUGELEY			
Drawing Title PROPOSED SITE LAYOUT		Stourbridge Studio The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH 01384 909 850 corstorphine-wright.com	
Drawing Status PLANNING		Drawing No. 22690-301	Revision 10
Drawn AW	Checked LL	Paper Size A1	Scale 1:500
		Date APRIL 2023	



Street Scene A-A



Street Scene B-B



Key Plan (scale 1:1250)



Street Scene C-C

	<p>05 First floor window heights amended in accordance to Client comments. 12.02.24 AW LL</p> <p>04 Railings added to Plot 46 on street scene B-B. 18.01.2024 AW LL</p> <p>03 Drawing amended to suit Client's comments. 15.01.2024 AW LL</p> <p>02 Streetscenes updated to suit Drawing 22690-301-10 07.12.23 AW LL</p> <p>01 Streetscenes updated to suit Drawing 22690-301-02 12.06.23 AW LL</p>	<table border="1"> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Dwn.</th> <th>Chk.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Rev.	Description	Date	Dwn.	Chk.						<p>Client LOVELL HOMES</p>	<p>Corstorphine & Wright</p> <p>Stourbridge Studio The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH 01384 909 850 corstorphine-wright.com</p>	<p>Project AELFGAR SITE, CHURCH STREET RUGELEY</p>	<p>Drawing No. 22690-319</p>	<p>Revision 05</p>
			Rev.	Description	Date	Dwn.	Chk.										
<p>Drawing Title PROPOSED STREET SCENES</p>	<p>Drawing Status PLANNING</p>	<table border="1"> <tr> <th>Drawn</th> <th>Checked</th> <th>Paper Size</th> <th>Scale</th> <th>Date</th> </tr> <tr> <td>AW</td> <td>LL</td> <td>A1</td> <td>1:200</td> <td>MAY 2023</td> </tr> </table>	Drawn	Checked	Paper Size	Scale	Date	AW	LL	A1	1:200	MAY 2023					
Drawn	Checked	Paper Size	Scale	Date													
AW	LL	A1	1:200	MAY 2023													



KEY:

- 1.8m high brick screen wall
- 0.9m high brick dwarf wall
- 1.8m high close boarded fence
- 1.8m high close boarded fence (to Lion Street boundary)
- Metal railings
- 1.2m high metal railings with flat square top
- Low level opening gate
- Collapsible Bollards (emergency use)

TYPICAL BOUNDARY TREATMENTS:



Brick screen wall



Brick dwarf wall



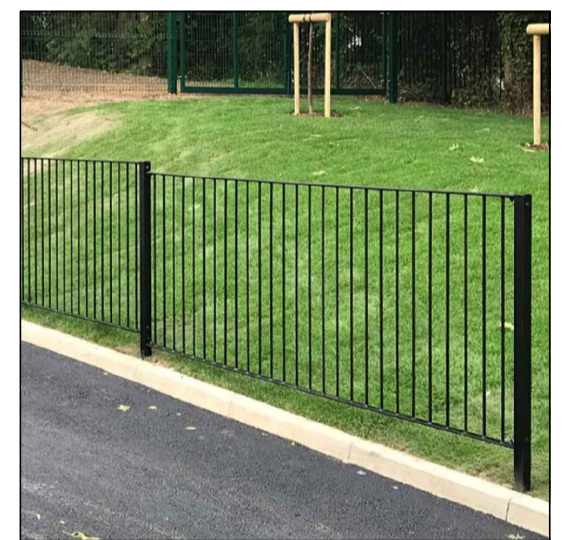
Close board fencing



Metal railings



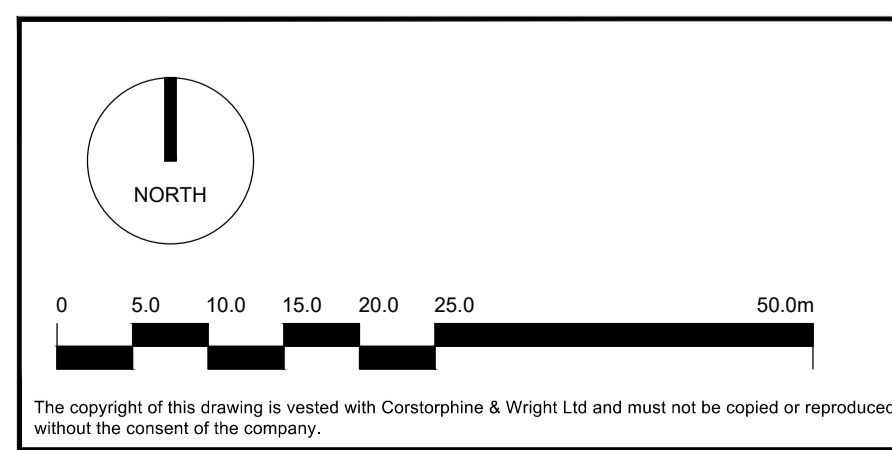
Low level opening gate



Metal railings with flat square top



Collapsible bollard



Rev	Description	Date	Drw	Chk
06	Updates made to layout in accordance with comments from CCDC.	12.02.24	AW	LL
05	Layout updated to suit Client's comments.	18.01.24	AW	LL
04	Panel fencing removed and replaced with close board fencing throughout proposed development.	15.01.24	AW	LL
03	Drawing updated to suit Dwg 22690-301-10	07.12.23	AW	LL
02	Drawing updated to suit Dwg 22690-301-03	29.06.23	AW	LL
01	Drawing updated to suit Dwg 22690-301-02	14.06.23	AW	LL

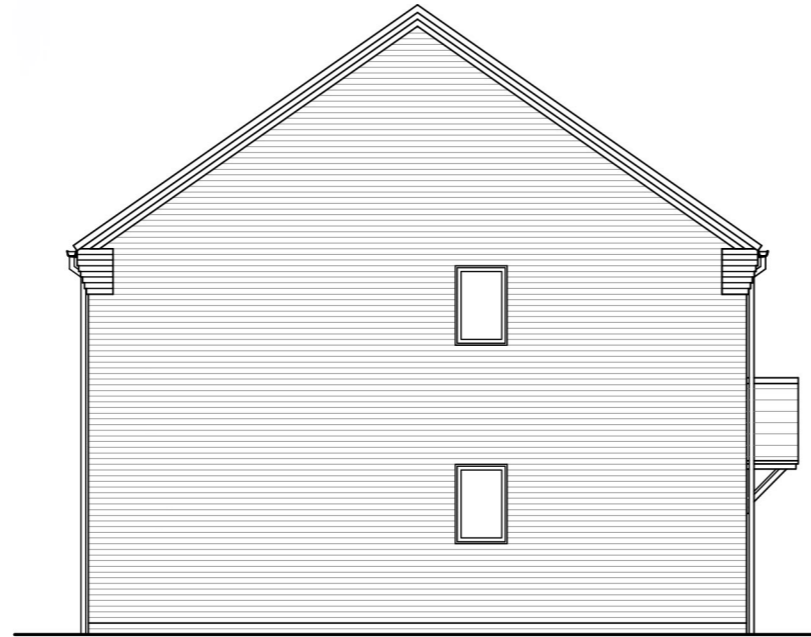
Client LOVELL HOMES			
Project AELFGAR SITE, CHURCH STREET RUGELEY			
Drawing Title PROPOSED BOUNDARY TREATMENT PLAN		Drawing No. 22690-321	
Drawing Status PLANNING		Drawn AW	Checked LL
		Paper Size A1	Scale 1:500
		Date APRIL 2023	Revision 06

Item No. 6.5

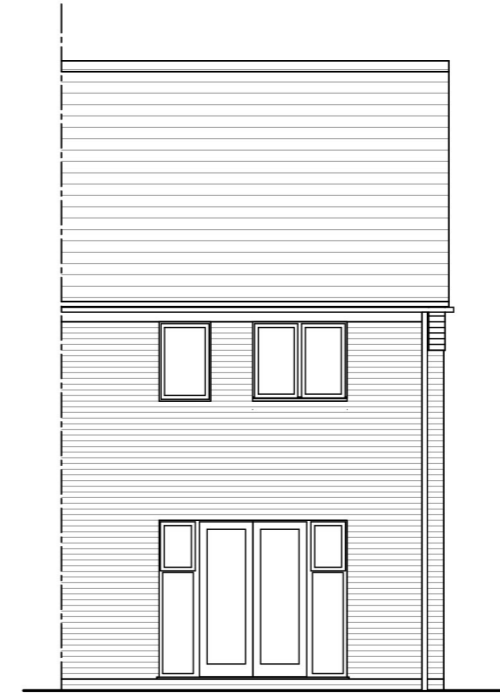
Plot Numbers:
As - 41
Opp - 43
Mid terrace (as) - 42



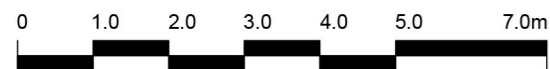
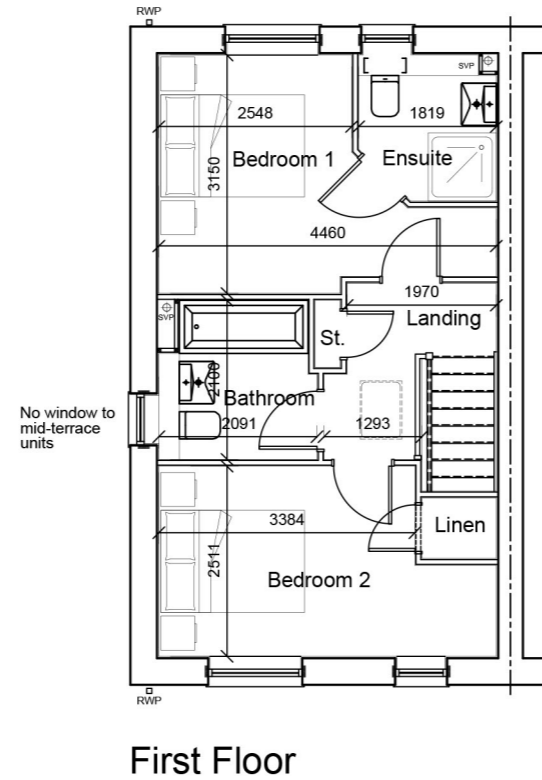
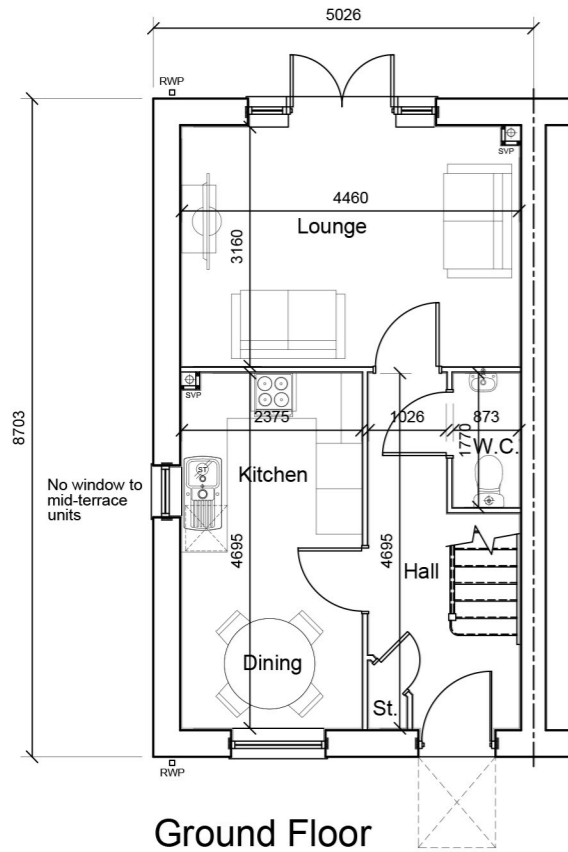
Front Elevation



Side Elevation



Rear Elevation



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Rev.	Description	Date	Drw.	Chk.
03	First floor window heights amended in accordance to Client comments.	12.02.24	AW	LL
02	External dimensions amended to suit increase of cavity insulation - no change to floor area. Plot numbers amended. Internal dimensions added to floor plans. Canopy changed to pitched roof type.	01.11.23	AW	LL
01	Updated in accordance to Client comments.	12.06.23	PJP	LL

Floor Area: 763 ft²

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE GOVE
(OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850

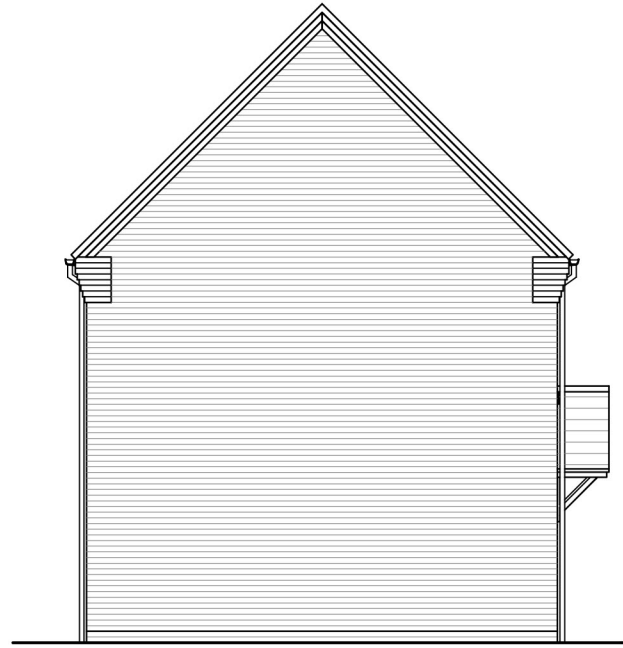
corstorphine-wright.com

Drawing No. 22690-302				Revision 03
Drawn LL	Checked LL	Paper Size A3	Scale 1:100	Date APRIL 2023

Plot Numbers:
As - 48
Opp - 49



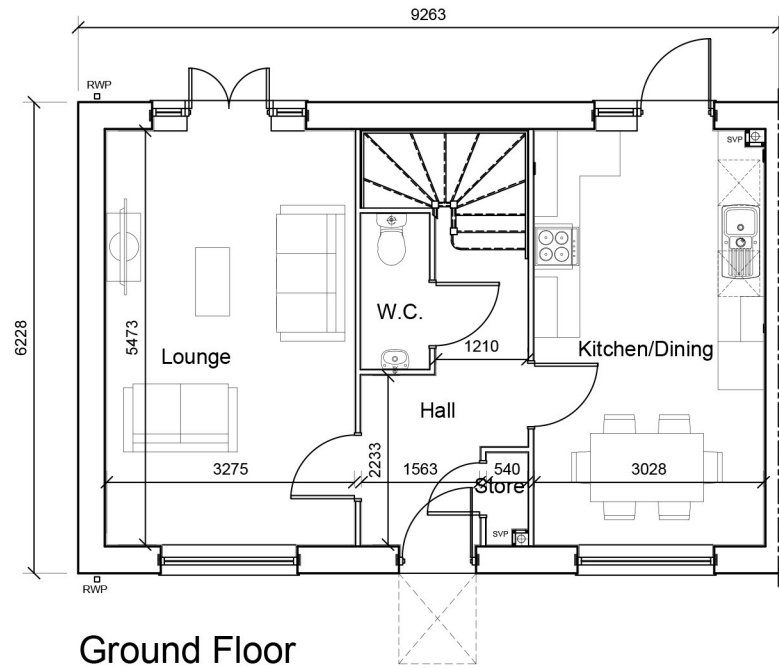
Front Elevation



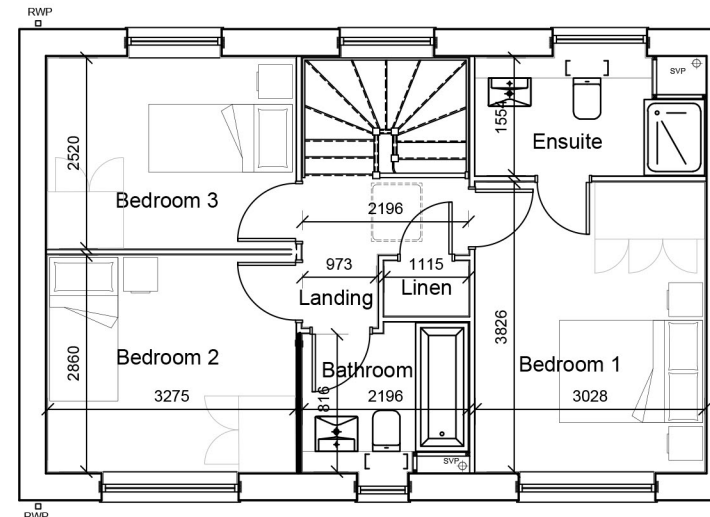
Side Elevation



Rear Elevation

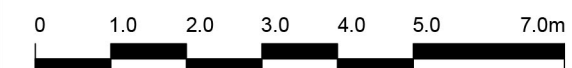


Ground Floor



First Floor

Floor Area: 1013 ft²



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Rev.	Description	Date	Drw.	Chk.
02	First floor window heights amended in accordance to Client comments.	12.02.24	AW	LL
01	Brick header details amended.	15.01.2024	AW	LL

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE PUTTENHAM
(OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

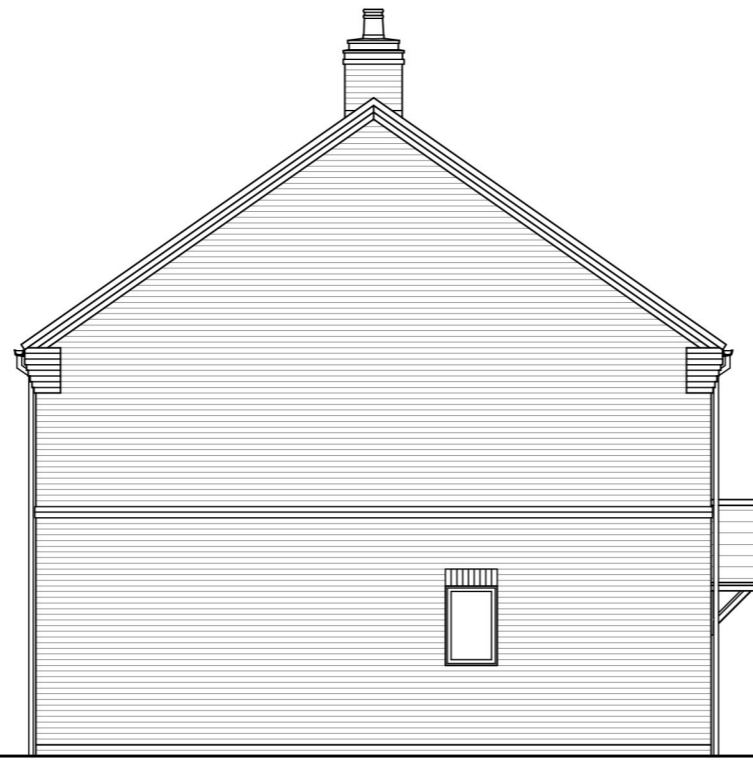
Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850
corstorphine-wright.com

Drawing No. 22690-324	Revision 02			
Drawn AW	Checked LL	Paper Size A3	Scale 1:100	Date OCT 2023

Plot Numbers:
As - 12



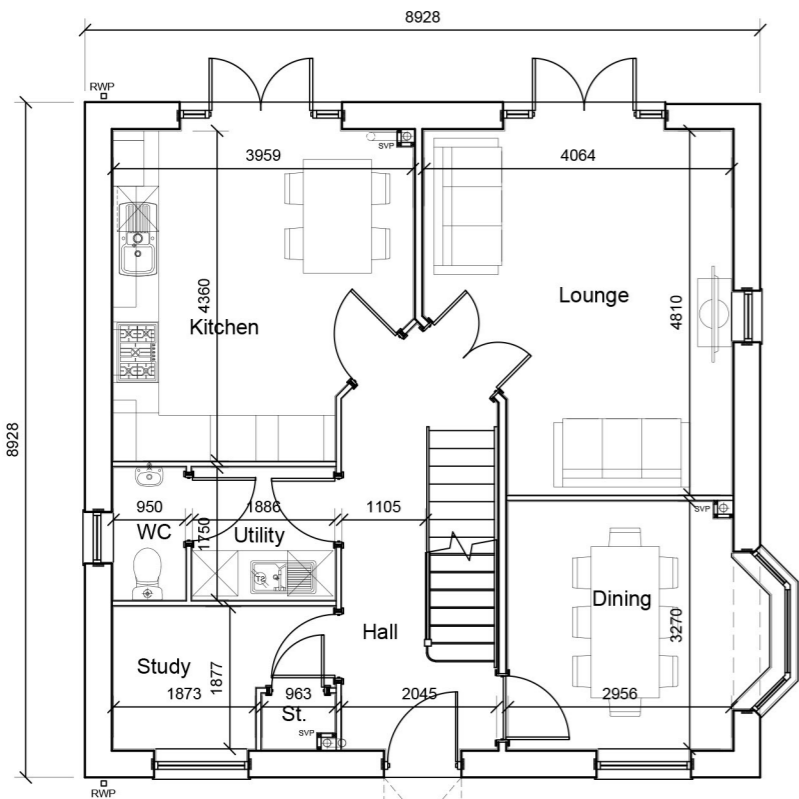
Front Elevation



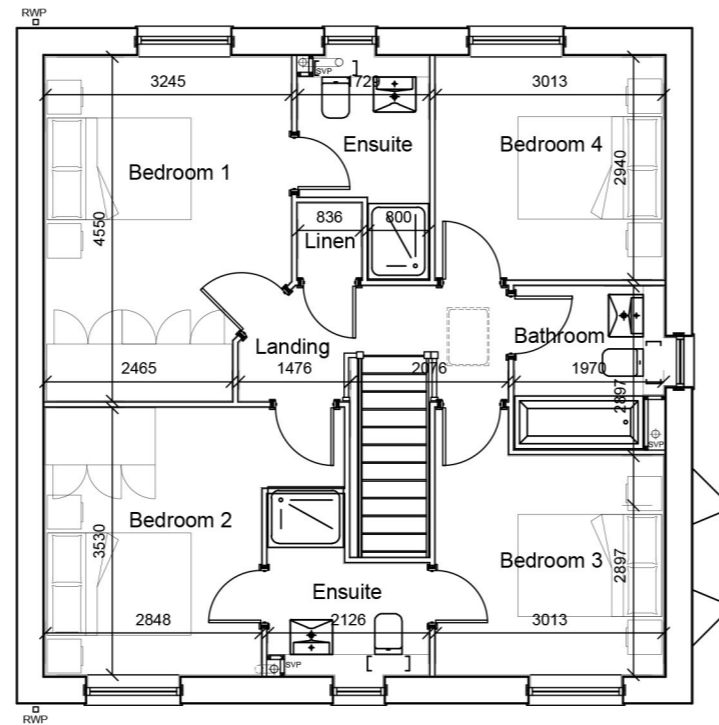
Side Elevation



Rear Elevation



Ground Floor



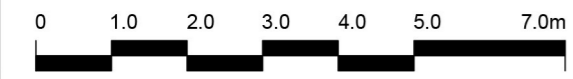
First Floor



Side Elevation

Floor Area: 1438 ft²

Rev.	Description	Date	Drw.	Chk.
02	External dimensions amended to suit increase of cavity insulation - no change to floor area. Plot numbers amended. Internal dimensions added to Floor Plans.	01.11.23	AW	LL
01	Updated in accordance to Client comments	14.06.23	PJP	LL



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Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE RICHMOND
(OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850

corstorphine-wright.com

Drawing No. 22690-312				Revision 02
Drawn LL	Checked LL	Paper Size A3	Scale 1:100	Date APRIL 2023

Plot Numbers:
As - 30
Opp - 1 & 13

Note:
Alternate elevation treatments are used for this house type. Please refer to Dwg 22690-320-04 for locations.



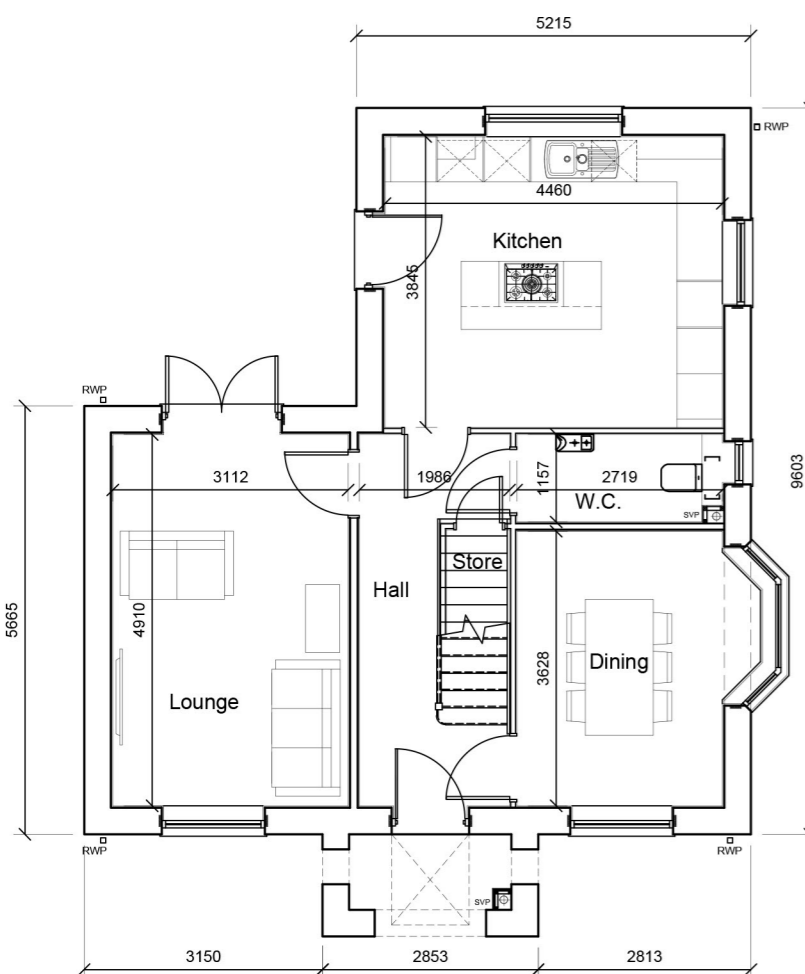
Front Elevation



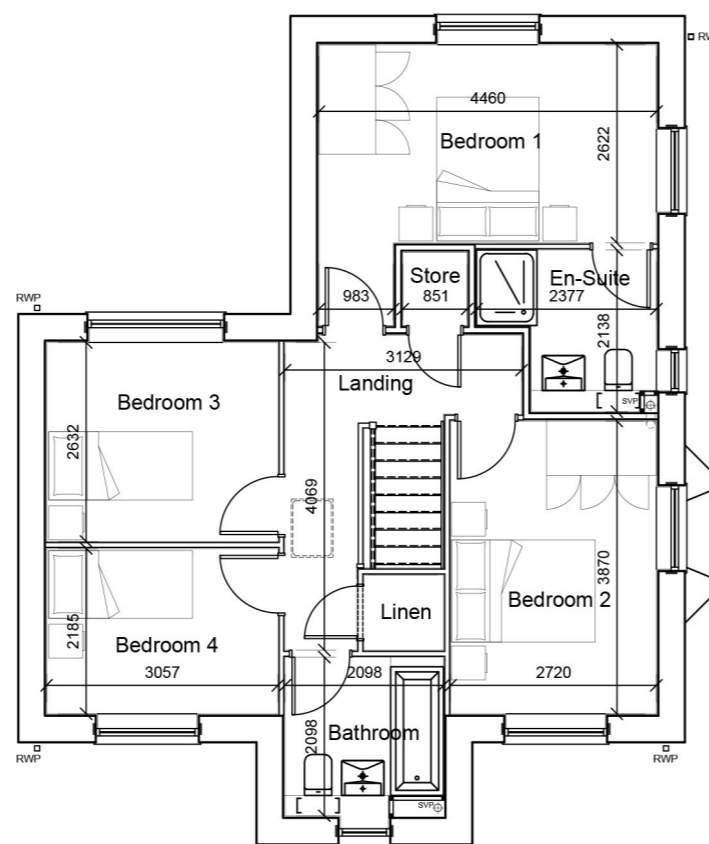
Side Elevation



Rear Elevation



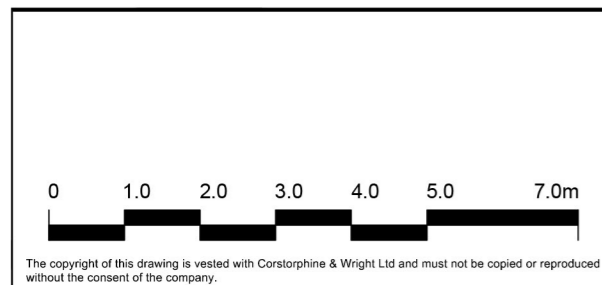
Ground Floor



First Floor



Side Elevation



Rev.	Description	Date	Drw.	Chk.
02	First floor window heights amended in accordance to Client comments.	12.02.24	AW	LL
01	External dimensions amended to suit increase of cavity insulation - no change to floor area. Plot numbers amended. Internal dimensions added to Floor Plans. Brick banding above canopy introduced.	01.11.23	AW	LL

Floor Area: 1261 ft²

Client LOVELL HOMES		Corstorphine & Wright		
Project AELFGAR SITE CHURCH STREET, RUGELEY				
Drawing Title HOUSE TYPE STOCKWOOD (OPEN MARKET)		Stourbridge Studio The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH 01384 909 850 corstorphine-wright.com		
Drawing Status PLANNING		Drawing No. 22690-310	Revision 02	
Drawn LL	Checked LL	Paper Size A3	Scale 1:100	Date APRIL 2023

Plot Numbers:
As - 10-11



Front Elevation



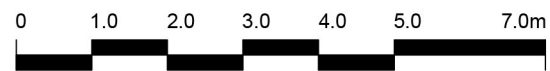
Side Elevation



Rear Elevation



Front / Side Elevation



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Rev.	Description	Date	Drw.	Chk.
03	Chimneys removed from plots 10-11	31.05.2024	AW	LL
02	First floor window heights amended in accordance to Client comments.	12.02.2024	AW	LL
01	Brick header details amended.	15.01.2024	AW	LL

Floor Area: Lambourne - 859 ft²
Leaside - 898 ft²

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE LAMBOURNE
AND LEASIDE (OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850

corstorphine-wright.com

Drawing No.
22690-323

Drawn	Checked	Paper Size	Scale	Date	Revision
AW	LL	A3	1:100	OCT 2023	03

Plot Numbers:
As - 52-53



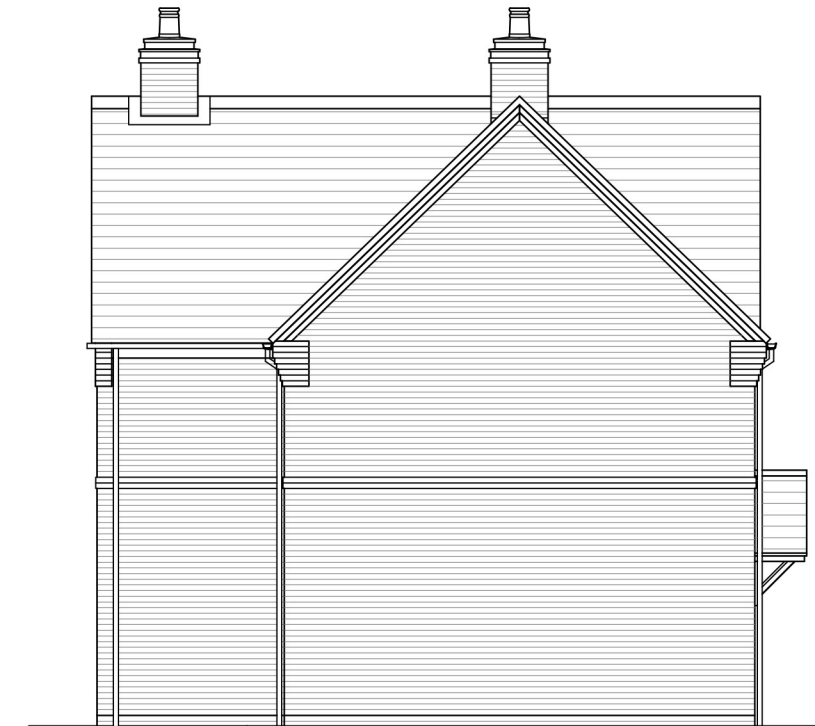
Front Elevation



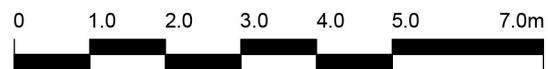
Front/Side Elevation



Rear Elevation



Side Elevation



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Rev.	Description	Date	Drw.	Chk.
03	Chimney added to plot 53.	31.05.2024	AW	LL
02	First floor window heights amended in accordance to Client comments.	12.02.2024	AW	LL
01	Canopy to Leaside changed - drawing amended to suit.	15.01.2024	AW	LL

Floor Area: Puttenham - 1013 ft²
Leaside - 898 ft²

Client
LOVELL HOMES

Project
AELFGAR SITE
CHURCH STREET, RUGELEY

Drawing Title
HOUSE TYPE PUTTENHAM
AND LEASIDE (OPEN MARKET)

Drawing Status
PLANNING

Corstorphine & Wright

Stourbridge Studio
The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 909 850

corstorphine-wright.com

Drawing No. 22690-332
Revision 03

Drawn	Checked	Paper Size	Scale	Date
AW	LL	A3	1:100	OCT 2023



LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: herbaceous ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- GROUND COVER: coniferous ground cover planting as detailed.
- ORNAMENTAL HEDGE: evergreen/deciduous shrub hedge as detailed.
- NATIVE HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- SPECIMEN CLIMBERS: specimen climbing plants as detailed.
- PLOT GRASS: cultivated turf to frontages, existing areas to be made good with seed.
- POS GRASS: to be seeded with amenity grass seed mix ELT as detailed; refer to notes.
- WILDFLOWER MEADOW AREAS: to be seeded with wildflower seed mix EM2 as detailed; refer to notes.
- SCRUB PLANTING: native shrub planting mix as detailed.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- TREE PLANTING: deciduous tree planting with NHC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.
- TREE PLANTING: coniferous tree planting with NHC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.
- EXISTING TREES: to be retained in accordance with BS 5837 Trees in relation to Construction 2012.
- EXISTING TREES: to be removed in accordance with tree survey recommendations or to facilitate development.

LEGEND: CDM RESIDUAL RISK INFORMATION

- 1. LEVEL CHANGES: changes in level across the site including ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.
- 2. RETAINING WALLS: within external soft and hard landscape; risk of operatives falling from height.
- 3. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.
- 4. EXISTING SERVICES: proximity of adjacent buildings and associated buried / overhead live services (e.g. electricity or gas). Risk to operatives during excavations or moving plant.
- 5. PUBLIC FOOTPATH: pedestrians within or adjacent to working areas. Risk of injury to the general public.
- 6. HEAVY MATERIALS: risk injury to operatives from the movement and placement of heavy materials (e.g. large 'rolled-in' stem mature trees or boulders).
- 7. RESTRICTED ACCESS: working areas with restricted / impeded access; risk of collision with other contractors machinery and materials.

NHC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.8m where adjacent foundation should be designed by Engineers in accordance with NHC guidelines (current version) Tables 3 or 5 of sections D & E.

Refer any queries to office of originator.

rev	date	amendments	att
P01	03/01/24	First Issue	DR
P02	12/01/24	Client comments	DR
P03	06/06/24	Proposed Oak tree replacing Rowan DR	DR

cdm 2015: designers residual risk information

It is assumed that work will be carried out by competent landscape subcontractor working where appropriate to a risk assessment and method statement approved by the Principal Contractor.

bea
landscape design ltd

client:
LOVELL HOMES

project:
CHURCH STREET, RUGELEY

title:
DETAILED SOFT LANDSCAPE PROPOSALS

status:
PLANNING

date: JAN 24	drawn: DR	number: BEA-24-001-01
scale/size: 1:250	checked: TGW	revision: P03

Bea Landscape Design Ltd
132A The Worksheds, Compton Road,
Wolverhampton, WV9 9GB
T: 01902 424 950 / 01902 435 001
E: info@bealandscape.co.uk
W: www.bealandscape.co.uk

PLANNING NOTES (SOFT LANDSCAPE):

1. **SOILS:** subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scattered or ripped to 300mm depth (excluding root protection areas of retained trees) prior to spreading topsoil to allow adequate compaction and promote drainage, repeated and as needed topped to be in accordance with BS 3862: 2015. **Multipurpose Grade** with minimum soil organic matter contents 1% greater than the minima value (or as approved), imported topsoil (and as needed if required) is to be laboratory tested to BS 3882:2015 and amended as required to meet the required characteristics as detailed within Table 2 of BS 3882:2015 specification. **Wildflower areas** to be unimproved topsoil or low fertility topsoil to BS 3882:2015. **Grass areas** to be a minimum depth of 150mm. **Straw** is to be applied to the ground to a depth of 45mm depth and forestry / transplants 300mm deep. Where specimen trees are planted in confined stock beds or lanes, a depth of 600mm topsoil (rather than 450mm or less) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. **Any weed** / grass plants are to be sprayed out with appropriate herbicide at least 10 days prior to installation. All plants are to be established with appropriate mulch (or as specified) and regular rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BS1 PAS 100 to 50mm depth evenly worked into soil during cultivation.

N/B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required depth and in accordance with relevant utility requirements.

2. **BUILDING FOUNDATION DESIGN:** All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

3. **PLANT STOCK:** Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been imported from abroad. All plants are to be grown for a minimum of 1 year in the UK for trees and 2 years for shrubs. All plants must meet the requirements of all current British Standards including BS3096 Specifications for Nursery Stock and BS8445 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Shrubs should be planted outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

4. **EXISTING TREES:** Where these are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. This barriers shall be maintained in position and in good working order until works are complete. Fencing to be located in accordance with Table 2.1 at a status of '1' (i.e. the stem diameter (single stems) trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 2.4.

5. **TREE SURGERY / REMOVAL:** Tree surgery and tree removal to be carried out by an Arboricultural Association approved tree surgeon in accordance with BS 3869:2010.

6. **TREE PLANTING:** All trees to be in accordance with BS 3869, BS8545 and The National Plant Identification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (10-120m - 14-100m) grown trees up to 10m (and 15-180m) grown trees and trees with flexible and/or rootballed stems. **Rootballed trees** (NB: not just a fibrelit cross bar) in prepared pits. Semi mature trees to be underground guyed and securely anchored using Plastic Tree Systems. Tree pits in open field (uncompacted ground conditions or shrub beds) to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 6846:2012. Topsoils and subsoils to be excavated and replaced to a minimum of 100mm above the root flare and topped with stone ballast to replicate the existing soil.

7. **POS GRASS:** To be seeded with amenity grass seed mix E/LF as detailed; refer to notes.

8. **WILDFLOWER MEADOW AREAS:** to be seeded with wildflower seed mix EM2 as detailed; refer to notes.

9. **SCRUB PLANTING:** native shrub planting mix as detailed.

10. **ORNAMENTAL GRAVEL:** pea gravel from local source; 50-75mm minimum depth; refer to notes.

11. **TREE PLANTING:** deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.

12. **TREE PLANTING:** coniferous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.

13. **EXISTING TREES:** to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.

14. **EXISTING TREES:** to be removed in accordance with tree survey recommendations or to facilitate development.

15. **NHBC Guidelines Chapter 4.2 'Building near trees':** NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

16. **Asterisk (*) on planting tags** identify shrubs with a mature height above 1.8m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines (current version) Tables 3 or 5 of sections D & E.

17. **NATIVE HEDGE PLANTING:** plants to be in accordance with BS 3036 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedges plants to be planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip top 100mm of the hedge plant exposed to the ground. **Root barriers** to be installed in accordance with BS 3869 and BS 8445. Fertiliser applied evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. **Well water plants** immediately after planting and prior to spreading of mulch. **Planted areas** to be covered with 75mm depth amenity grade bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely fastened to timber stakes.

18. **WOODLAND PLANTING:** plants to be in accordance with BS 3036 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedges plants to be planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip top 100mm of the hedge plant exposed to the ground. **Root barriers** to be installed in accordance with BS 3869 and BS 8445. Fertiliser applied evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. **Well water plants** immediately after planting and prior to spreading of mulch. **Planted areas** to be covered with 75mm depth amenity grade bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely fastened to timber stakes.

19. **TURFING:** Grass turf areas to be 'Tiers'Arena' or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation topsoil to be free from perennial weeds, reasonably dry and workable and required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine 8th. Pre-laying fertilizer to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from 5am broken joints well butted up, pegged to surface where required. Lightly consolidated and firm turf as laying proceeds. Fit joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

20. **SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to sowing topsoil to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 20mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine 8th. Pre-laying fertilizer to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing then roll with a lightweight roller. Seed to be General Seeds mix A19 'Purpos Landscaping sown at 4g/m² including:

- 30% COUSL (Covard Creeping Red Fescue)
 - 25% RAESA (Chawings Fescue)
 - 20% ABERRELL (Perennial Ryegrass)
 - 20% CALDX (Perennial Ryegrass)
 - 5% HIGHLAND (Browtop Bent)
21. **WILDFLOWER SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free 8th. Do not apply fertilizer. Needs to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing animals. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing settings. A minimum 1.5 metre (close mown margin) to be maintained abutting buildings and hard surfaces (i.e. road, car park and footpath edges). Seed mixes to be supplied by Emeragrite Seeds and include the following species in accordance with suppliers recommendations.

- EM2 Standard General Purpose Meadow Mixture* to general landscape areas (sown at 4g/m²).
 - EL1 'Flowering Lawn Mixture' (sown at 4g/m²).
22. **GRAVEL:** Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 90-150mm.

23. **MAINTENANCE:** To be carried out in accordance with the Helms of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which dies, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

- a. Eradicate weeds by hand or appropriate chemical means
- b. Cut out dead or / and damaged stock or branches, prune as required
- c. Ensure all stumps and trees are trimmed in, securely staked and tied with guards where applicable.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual herbicide, pesticides and water as required.
- f. Carry out moving to grass areas when attained 100mm, cut to 50mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
- g. Carry out moving to wildflower areas as per Emeragrite Seeds Ltd aftercare First year & Established sward guidance (2-3 cuts a year).
- h. Carry out moving of wildflower area margins 1.5 - 2.0m wide when attained 200mm (approximately monthly during the growing season) where abutting buildings or hard surfacing (i.e. road, car park or footpath edges).
- i. Carry out moving to flowering lawn grass areas when attained 100mm, cut to 40mm (50mm for shaded areas) approximately 2 week intervals during the growing season. To allow flowering lawn moving from late June for 4-8 weeks.
- j. Deciduous ornamental grasses to be cut back hard mid March to late April (depending on species). Evergreen grasses remove dead material.
- k. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting with visibility safety to be maintained in accordance with current highways design guidelines.
- l. Woodland planting to be maintained free from perennial weeds, soil test shrub and tree species.
- m. At final visit apply granular fertilizer to all planted areas and top up bark mulch depth to 75mm.

24. **WATERING:** all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose and the water penetrates the topsoil to at least 100mm depth and achieves ideal capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plants to be watered to ensure full and consistent establishment. promote successful establishment. During hot, dry periods, plants are to be watered every 4 to 6 days. For individual trees a minimum of 180 litres of water per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

25. **PRUNING CODES:** The following codes have been applied to individual species within the plant schedule:

PG 1 Light Pruning	PG 8 Early Flowering Evergreen Shrubs
PG 2 Early Flowering Shrubs	PG 9 Late Flowering Evergreen Shrubs
PG 3 Bare Rooting Shrubs	PG 10 Evergreen Shrubs
PG 4 Summer Flowering Shrubs	PG 11 Vigorous Climbers
PG 5 Winter / Early Spring Flowering Shrubs	PG 12 Moderately Vigorous Climbers
PG 6 Summer / Autumn Flowering Shrubs	PG 13 Wall Trained Shrubs
PG 7 Pruning for Stems and Foliage	

PG C1 Climbers Pruning Group	PG BC Bamboo Cultivation
PG C2 Climbers Pruning Group	PG HB Herbaceous (specific to species)
PG D Pruning Generally Not Required	PG GR Grasses (specific to species)
PG F Full Tree Pruning (specific to species)	(Notes: Specific Requirements for Bases)

LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: herbaceous ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- GROUND COVER: coniferous ground cover planting as detailed.
- ORNAMENTAL HEDGE: evergreen/deciduous shrub hedge as detailed.
- NATIVE HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- SPECIMEN CLIMBERS: specimen climbing plants as detailed.
- PLOT GRASS: cultivated turf to frontages, existing areas to be made good with seed.
- POS GRASS: to be seeded with amenity grass seed mix E/LF as detailed; refer to notes.
- WILDFLOWER MEADOW AREAS: to be seeded with wildflower seed mix EM2 as detailed; refer to notes.
- SCRUB PLANTING: native shrub planting mix as detailed.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.

PLANT SCHEDULE: Church Street, Rugeley

Trees	No.	Species Name	Specification	Spread	Height	Pot Size	Density
	1-	Acer campestre	3x Extra Heavy Standard Clear Stem min. 200 :5 brks :RB :PG 1	114-16cm	400-450cm	Counted	
	3-	Ailanthus glandulosa	3x Extra Heavy Standard Clear Stem min. 200 :5 brks :RB :PG 1	114-16cm	400-450cm	Counted	
	3-	Betula pendula	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	2-	Corpinus betulus	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	2-	Corpinus betulus Frans Fontaine	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	4-	Corylus avellana	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 7	14-16cm	400-450cm	Counted	
	139-	Crotaegus monogyna (*)	1+1 :Transplant :B :PG 1		60-80cm	1/m ²	
	1-	Ilex aquifolium	Leader & laterals :RB :PG 1		175-200cm	Counted	
	2-	Liliodendron tulipifera	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	1-	Magnolia kobus	3x Extra Heavy Standard Clear Stem 150-175 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	4-	Molus tchomskoi	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	1-	Prunus Konzan	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	5-	Prunus 'Surreal Boulevard'	3x Extra Heavy Standard Clear Stem 175-200 :5x :RB :PG 1	14-16cm	400-450cm	Counted	
	1-	Prunus avium	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	1-	Quercus robur	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	2-	Sorbus aucuparia	3x Extra Heavy Standard Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
	Total :186						

Hedging

No.	Species Name	Specification	Spread	Height	Pot Size	Density
871-	Corpinus betulus (*)	1+1 :Transplant :BR :PG 1		80-100cm		0.3Cr Double Staggered off 0.35m offset
43-	Cornus sanguinea (*)	1+2 :Bronched :3 brks :B :PG 7		60-80cm		0.45Cr Double Staggered off 0.35m offset
101-	Crotaegus monogyna (*)	1+1 :Transplant :B :PG 1		40-60cm		0.45Cr Double Staggered off 0.35m offset
53-	Escallonia 'Donard Seeding' (*)	Bushy :4 brks :C :PG 8		40-60cm	3L	0.45Cr Double Staggered off 0.3m offset
81-	Euonymus japonicus 'Jean Hugues'	Bushy :4 brks :C :PG 8	30-40cm	3L		0.45Cr Double Staggered off 0.35m offset
25-	Hypericum 'Hidocote'	Bushy :4 brks :C :PG 8	30-40cm	3L		0.45Cr Double Staggered off 0.35m offset
16-	Ilex aquifolium (*)	Bushy :4 brks :C :PG 8	30-40cm	3L		0.45Cr Double Staggered off 0.35m offset
47-	Lavandula angustifolia 'Hidocote'	Bushy :3 brks :C :PG 10	20-30cm	3L		0.45Cr Double Staggered off 0.35m offset
67-	Lonicera pileata 'Loughgal Evergreen'	Bushy :3 brks :C :PG 2	20-30cm	2L		0.3Cr Double Staggered off 0.35m offset
79-	Philonia fraseri 'Red Robin' (*)	Bronched :4 brks :C :PG 1	30-40cm	3L		0.45Cr Double Staggered off 0.35m offset
17-	Prunus laurocerasus 'Otto Lyken'	Bronched :5 brks :PG 21 (Roses)	40-60cm	3L		0.45Cr Double Staggered off 0.35m offset
18-	Rosa carolina (*)	Bronched :5 brks :PG 21 (Roses)	30-60cm	3L		0.45Cr Double Staggered off 0.35m offset
48-	Rosmarinus off. 'Miss Jessop's Upright'	Bushy :4 brks :C :PG 9	30-40cm	3L		0.45Cr Double Staggered off 0.35m offset
43-	Sambucus nigra (*)	1+0 :Bronched :2 brks :B :PG 1	40-60cm			0.45Cr Double Staggered off 0.35m offset
142-	Viburnum opulus (*)	1+2 :3 brks :B :PG 8	40-100cm			0.45Cr Double Staggered off 0.35m offset
520-	Viburnum tinus 'Eve Price' (*)	Bushy :5 brks :C :PG 1	30-40cm	5L		0.45Cr Double Staggered off 0.3m offset

Conifers

No.	Species Name	Specification	Spread	Height	Pot Size	Density
2-	Pinus sylvestris	4x :Leader & laterals :RB :PG N		200-250cm		Counted

Shrubs

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
77-	Abelia grandiflora 'Francis Mason'	Bushy :3 brks :C :PG 8	30-40cm	3L	3/m ²	
41-	Aucuba japonica 'Rozanne'	Bushy :3 brks :C :PG 1	30-40cm	3L	3/m ²	
42-	Broclythia Sunshine'	Bronched :4 brks :C :PG 8	30-40cm	3L	3/m ²	
16-	Ceanothus thyrsiflorus repens	Bushy :3 brks :C :PG 8	30-40cm	3L	3/m ²	
11-	Ceanothus 'del. 'Glorie de Versailles'	Leader With Laterals :3 brks :PG 6	40-60cm	3L	3/m ²	
53-	Chaenomeles superba 'Crimson & Gold'	Bronched :2 brks :C :PG 2	40-60cm	3L	3/m ²	
15-	Choisya ternata 'Sundance' (*)	Bushy :4 brks :C :PG 8	30-40cm	3L	3/m ²	
17-	Choisya ternata (*)	Bushy :4 brks :C :PG 8	30-40cm	3L	3/m ²	
9-	Chorizanthe 'Midwinter Fire' (*)	Bronched :3 brks :C :PG 7	40-60cm	3L	3/m ²	
28-	Cornus sanguinea (*)	1+1 :Bronched :2 brks :BR :PG 7	60-80cm	1/m ²		
42-	Corylus avellana (*)	Tul :23 brks :BR :PG 7	50-60cm	1/m ²		
13-	Hamamelis virginica 'Eradal' 'n Gold'	Bushy :7 brks :C :PG 8	30-40cm	5-7.5L	2/m ²	
8-	Euonymus fortunei 'Eradal Gaiety'	Bushy :9 brks :C :PG 8	30-40cm	25-30cm	5-7.5L	2/m ²
26-	Euonymus fortunei 'Eradal Gaiety'	Bushy :7 brks :C :PG 8	20-30cm	2L	3/m ²	
22-	Forsythia japonica (*)	Leader :C :PG 9	60-80cm	10L	Counted	
14-	Hebe 'Miss Winder' (*)	Bushy :3 brks :C :PG 9	30-40cm	3L	4/m ²	
24-	Hebe 'Sutherland'	Bushy :5 brks :C :PG 9	20-30cm	3L	Counted	
49-	Hebe rakaiensis	Bushy :5 brks :C :PG 9	20-30cm	3L	3/m ²	
30-	Hypericum x mosehanum	Bushy :7 brks :C :PG 8	30-40cm	3L	4/m ²	
14-	Ilex aquifolium (*)	Leader With Laterals :C :PG 1	60-80cm	3L	1/m ²	
8-	Lavandula angustifolia 'Hidocote'	Bushy :9 brks :C :PG 10	30-40cm	7.5L	2/m ²	
10-	Leucothoe 'Scaletta'	Bushy :3 brks :C :PG 7	30-40cm	3L	3/m ²	
45-	Lonicera nigra 'May Green'	Bushy :4 brks :C :PG 7	30-40cm	3L	3/m ²	
14-	Mahonia aquifolium 'Apollo'	Bronched :2 brks :C :PG 8	20-30cm	2L	4/m ²	
31-	Pachyrhizus terminalis 'Green Carpet'	Several shoots :7 brks :C :PG 8	15-20cm	2L	4/m ²	
24-	Phytolacca fraseri 'Little Red Robin'	Bushy :4 brks :C :PG 1	30-40cm	3L	4/m ²	
8-	Prunus laurocerasus	Bushy :4 brks :C :PG 8	30-40cm	3L	2/m ²	
28-	Prunus spinosa (*)	1+1 :3 brks :BR :PG 1	60-80cm	1/m ²		
14-	Rosa carolina (*)	1+1 :3 brks :BR :PG 21 (Roses)	60-80cm	1/m ²		
15-	Rosmarinus off. 'Miss Jessop's Upright'	Bushy :4 brks :C :PG 9	30-40cm	3L	3/m ²	
34-	Sedum officinalis 'Purpurascens'	Full Pot :C :PG 9		2L	5/m ²	
25-	Sambucus nigra (*)	1+0 :Bronched :2 brks :B :PG 1	40-60cm	1/m ²		
25-	Santolina chamaecyparissus	Bushy :7 brks :C :PG 10	20-30cm	3L	3/m ²	
44-	Skimmia japonica 'Rubella'	Bushy :4 brks :C :PG 8	30-40cm	3L	3/m ²	
17-	Spirea japonica 'Anthony Waterer'	Bronched :4 brks :C :PG 6	30-40cm	3L	3/m ²	
18-	Spirea japonica					

Planning Control Committee

3 July 2024

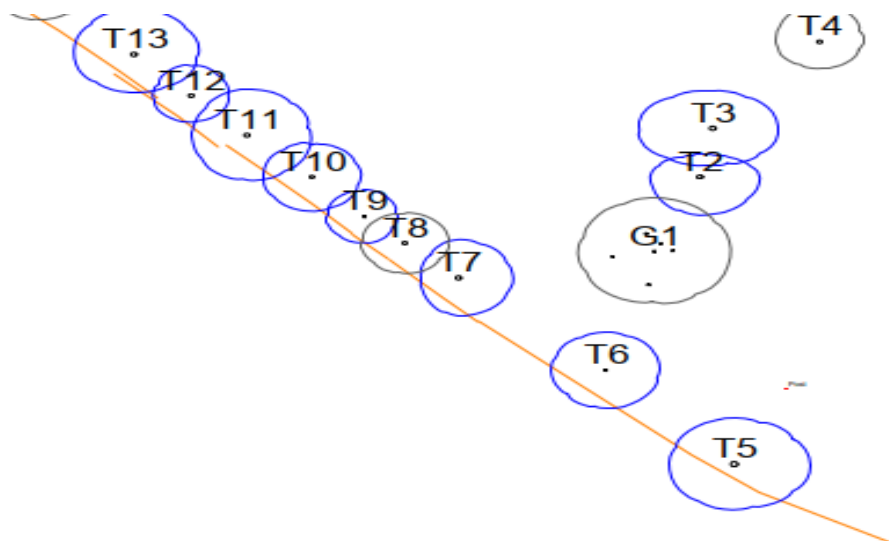
Application No:	CH/24/051
Received:	26 th February 2024
Location:	Former Aelfgar School, Church Street, Rugeley
Parish:	Rugeley CP
Ward:	Western Springs
Description:	Reserved Matters Application for the construction of up to 58 dwellings:- layout, landscaping, external appearance and scale following outline permission CH/21/0022
Application Type:	Reserved Matters

Addendum

The planning application is being brought back to the Planning Control Committee to raise a point of clarification with Members.

Following the previous meeting on 5th June, Officers promptly noticed that an error had been made in regard to the Oak tree. Officers had stated that the Oak tree would be retained as part of the proposal however, this was incorrect, and tree is proposed to be removed to make way for the development.

Whilst this error is unfortunate and uncommon, it is in the best interest of Members to bring the item back to committee to ensure transparency. The removal of the Oak tree does not alter the recommendation to approve the planning application; the tree is not protected under TPO reference 2009/14 and forms part of a grouping of trees, G1, as can be seen below. The group comprises a mixture of species including Norway Maple, Ash and Norway Spruce. The other trees within the group are also not protected.



The group is categorised as Class C, which means that the trees contained within it are of low quality with a low life expectancy. The group's removal has been reviewed and agreed by the Council's Landscape Officer. Within their comments received on 20th May 2024, they state the following:

"Trees 45-7, G1, T2-4 T19, T23, T25-7 will need to be removed due to development proposals and their removal would be consented via approval of the application".

Whilst the loss of some trees is regrettable, only 3no protected trees are to be removed (Crab Apple T19 and Sycamore T23 and T24) to facilitate the proposal. As part of the soft landscaping to be provided, compensatory planting is proposed across the site to mitigate the loss of on-site trees, comprising a scheme of 47no new trees to mitigate the loss of 22 individual trees and 1no grouping of trees. The scheme includes an Oak tree, of which is to be planted within the green buffer close to its original location. This is shown on the amended soft landscaping drawing reference BEA-24-001-01-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh1 (Rev P03) and BEA-24-001-02-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh2 (Rev P02).

In respect of the above, the recommendation to approve is still relevant as the wider benefits of the development scheme, including the provision of 29 affordable dwellings on a brownfield site within a sustainable location, outweigh the loss of an unprotected and low-quality tree.

The report below is as presented to Members on 5th June 2024 incorporating the Officer Update in regard to Condition 2 approved plans.

Planning Control Committee

5 June 2024

The application is being presented to Members as Cannock Chase District Council has an interest in the site and will be in control of the affordable housing delivered, in the instance that planning permission is granted.

Recommendation: Approve, subject to conditions

Reason(s) for Recommendation:

In accordance with paragraph 38 of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the Local Plan and the National Planning Policy Framework.

Conditions (and Reasons for Conditions):

1. This approval of Reserved Matters is granted in respect of Outline permission CH/21/0022 and the development hereby approved shall comply in all respects with the terms of that permission and the conditions imposed on it.

Reason

For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 22690-334-02 House Types Lightcliffe Plus and Newbury Plus Elevations
 - 22690-333-00 House Types Lightcliffe Plus and Newbury Plus Plans
 - 22690-330-04 House Type Ramsay Plus
 - 22690-329-03 House Types Henbury Plus and Newbury Plus Elevations
 - 22690-328-02 House Types Henbury Plus and Newbury Plus Plans
 - 22690-327-04 House Type Newbury Plus
 - 22690-326-03 House Type Lightcliffe Plus
 - 22690-325-04 House Type Henbury Plus
 - 22690-332-03 House Types Puttenham and Leaside Elevations
 - 22690-331-01 House Types Puttenham and Leaside Plans
 - 22690-324-02 House Type Puttenham
 - 22690-323-03 House Types Lambourne and Leaside Elevations
 - 22690-322-00 House Types Lambourne and Leaside Plans
 - 22690-321-06 Proposed Boundary Treatment Plan
 - 22690-320-05 Proposed Materials Plan
 - 22690-319-05 Proposed Street Scenes
 - 22690-312-03 House Type Richmond
 - 22690-311-03 House Type Richmond
 - 22690-310-02 House Type Stockwood
 - 22690-309-03 House Type Eaton Elevations
 - 22690-308-03 House Type Eaton Plans

- 22690-307-04 House Type Newbury
- 22690-306-04 House Types Gove and Leaside Elevations
- 22690-305-02 House Types Gove and Leaside Plans
- 22690-303-04 House Type Lambourne
- 22690-302-03 House Type Gove
- 22690-301-10 Proposed Site Layout
- 22690-300-00 Location Plan
- BEA-24-001-02-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh2
- BEA-24-001-01-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh1
- Location Plan
- SHD1342-SHD-HLG-TAYL-DR-EO-Lighting Layout-R1
- BEA-24-001-DR-LMP01_Church Street LANDSCAPE MANAGEMENT PLAN
- Former Aelfgar School AIA Report 12.01.2024

Reason

For the avoidance of doubt and in the interests of proper planning.

3. No materials shall be used for the external surfaces of the development other than those specified within the application and on the Materials Plan (reference 22690-320-05).

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 and the NPPF.

4. Notwithstanding details already provided, no part of the development hereby approved shall commence above ground level until a scheme detailing the surface treatment, including internal roads, parking and pedestrian areas, access, servicing and turning areas has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be managed for the lifetime of the development in accordance with the Long Terms Landscape Management Plan, dated January 2024 (reference BEA/24-001/DR/LPP01).

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 and the NPPF.

5. The approved landscape works shown on Dwg. Nos:
BEA-24-001-01-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh1 (Rev P03)
and BEA-24-001-02-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh2 (Rev P02)

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 interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 and the NPPF.

6. No part of the development hereby approved shall commence or any actions likely to interfere with the biological function of the retained trees and hedges shall take place, until the tree and protection measures as detailed within Appendix 7 of the Arboricultural Impact Assessment dated January 2024, produced by Westside Forestry Ltd have been fully implemented.

Thereafter, the protective fencing shall remain in place for the duration of the construction period.

Reason

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

7. No part of the development hereby approved shall commence or any actions likely to interfere with the biological function of the retained trees and hedges shall take place, until full details of the installation of warning notices relating to tree exclusion zones to be installed on tree protection fencing have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved signage shall be installed on the protective fencing prior to commencement of the development and shall remain in place for the duration of the construction period.

Reason

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

8. Notwithstanding the ecological mitigation measures shown on drawing BEA-24-001-01-P02_DETAILED SOFT LANDSCAPE PROPOSALS Sh1, prior to commencement above ground level, details of hedgehog corridors shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

In the interests of enhancing hedgehog habitat in accordance with Policy CP12 of the Local Plan and paragraph 180 of the NPPF.

9. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.

Reason

In the interest of highway safety, to comply with the principles set out in the National Planning Policy Framework.

10. Prior to first occupation, each property shall have the access to the plot and the parking areas for that plot completed.

Reason

In the interest of highway safety, to comply with the principles set out in the National Planning Policy Framework.

11. The development hereby permitted shall not be brought into use until details of the cycle storage facilities for each property have been submitted and approved in writing by the Local Planning Authority.

The approved details shall thereafter be provided for each property affected prior to first occupation of the respective dwelling.

Reason

In order to secure appropriate secured and covered cycle storage, to comply with relevant sections of the Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005 and the principles set out in the National Planning Policy Framework.

12. The boundary treatments shall be provided in accordance with the approved details, as identified on plans reference BT-FP-A-01-A and BT-FP-B-01-A, prior to the first occupation of the dwelling the respective boundary treatment is to serve and thereafter shall be retained for the life of the development.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 and the NPPF.

13. Any tree, hedge or shrub planted as part of the approved landscape and planting scheme (or replacement tree/hedge) on the site, which dies or is lost through any cause during a period of 5 years from the date of first planting, shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

14. No trees, shrubs or hedgerows planted or retained as part of the access Public Open Space, shall be topped, lopped or cut down without the prior consent in writing of the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification), the garage accommodation hereby approved, shall only be used for the garaging of private cars and for ancillary storage purposes, and shall not be used as additional living accommodation, without the prior written permission, on application, to the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any subsequent re-enactment thereof, no fences, walls or other means of enclosure shall be erected between any elevation of the proposed dwellings and any highway boundary or boundary to a private drive, without the prior written permission, on application to the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16 and the NPPF.

Notes to the Developer:

Coal Authority

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Highway Authority

This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that all approvals and agreements are secured before commencement of works.

It will be necessary for any areas of highway land within the red line boundary to be "stopped up" under Section 247 of the Town and Country Planning Act 1990. See Highways Stopping Up Form www.staffordshire.gov.uk/highways/highway-data/highway-records/termination-of-highway-rights.aspx

Please note that prior to the access being widened you require a Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing.

Please complete and send to the address indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

Trees

The submitted details do not set out what, if any, works are required on the retained trees that will form part of the accessible public open space. If works to these trees are proposed, details of the works will need to be supplied as part of a TPO works application.

Consultations and Publicity

Internal Consultations

Landscape Officer - Amended

The AIA states that trees X-Y may be retained. The AIA should clearly state what trees are to be retained and those to be removed.

- Whilst the outline consent had an indicative layout it did retain a number of significant trees to the left of the new access road, and which have been categorised as B1. T 41-44 would need to be removed for the access road and are of category C trees. However, it appears that T25-38 which are Category B trees are to be removed to cater for a revised layout when ideally, they should be retained given their potential prominent location, relative maturity and feature adjacent the entrance of Taylors Lane. Ref previous comments on outline application.
- Trees 45-7, G1, T2-4 T19, T23, T25-7 will need to be removed due to development proposals and their removal would be consented via approval of the application.

- T24 (Cat B1) is recorder as being removed for development purposes but does not appear to be affected by any proposes -what is justification for removal?
- T16-8 are not affected by development purposes and their removal can only be granted be a separate TPO application.
- The document does not detail what if any works are required on the retained trees that will form part of the accessible public open space. Details of all tree works would need to be supplied as part of a TPO works application.

Tree protection

- The tree protection plan (Appendix 6) will need to be amended to incorporate trees not directly removed as a result of the development proposals.
- Appendix 7 indicates the type of tree protective fence to be used, this is acceptable. Some form of secure access gate needs to be provided so as to be able to maintain the protected areas throughout the construction programme.
- Warning notices regarding Tree exclusion zones etc must be installed on the Tree protection fencing. Details of signage to be supplied and approved.
- As noted in the document an Arboricultural Method Statement will be required to be submitted prior to commencement of any site works. This will include a detailed program of the order of works from first set up including tree protection, location and formation of site compound, storage areas etc, maintenance of the TPZ up to the completion of site works and removal of the Tree protection fencing. It will also cater for required TPO application for other tree removal and carrying out of associated works to protected trees. The basic program of works must also be repeated within the Site Construction and Management Plan (CMP).
- No excavation works will be permitted within TPZs unless of a no dig construction and accompanied by a detailed method statement.
- Bearing in mind the yet unanswered queries/minor amendments needed from previous memo of 28 March 2024, the following conditions will be required with any consent:
 - o Tree protection details to be supplied and approved prior to commencement of development.
 - o Tree protection implementation prior to any site clearance works.
 - o Arboricultural Method Statement to be supplied and approved prior to commencement of development (As with the CMP).
 - o AMS implementation.
 - o Details of all underground service details to be provided and approved.
 - o Landscape details to be submitted and approved.
 - o Landscape implementation.

Objection

- No tree survey information has been provided and so the team cannot advise of condition, works needed or retention and loss of existing trees.
- There is a memorial tree on site which is potentially to be lost, how is this to be accounted for?

- No details have been provided in respect of services, so the team are unable to confirm if there are any conflicts with proposed tree planting.
- Hard landscape - no details of path construction, no indication of how vehicle access is to be prevented but also enable maintenance access. Footpath needs moving further southwards away from properties to avoid conflicts and increase privacy aspects.
- Needs footpath link to access road south of Alms Houses.
- Boundary treatments - generally good, but issues with some properties facing onto the POS area and delineation of private/public space.
- The proposed lighting through the POS should be omitted to cater for bat activity.
- Soft landscaping - overall good but there are some narrow and impractical planting areas between the paved areas that will have insufficient rootzones.
- The landscape management plan whilst detailed appears to be more generic than site specific in that it covers vegetation types not on the landscape drawings.
- Ecological mitigation - the proposed provision is inadequate for a development of this size; all buildings need to include inbuilt bat and or bird boxes and bat and bird boxes can and should also be fixed appropriately to existing retained mature trees.
- Details need to be confirmed as to who will maintain the POS areas.
- No details of site compound or storage area has been provided and these should not be located within the proposed buffer area or within the root protection areas of the trees.

Environmental Protection

No comments/objections.

Planning Policy (CCDC)

The proposal should respect the character and density of the area and promote the creation of better places in which to live and work.

Housing Strategy Officer

No objection, as the scheme exceeds policy requirements by providing 50% of units for affordable housing, with an appropriate size mix provided.

Economic Development

The Team would be supportive of the redevelopment of a key town centre site. The team would welcome possible employment and apprenticeship opportunities for local residents that the construction phase may bring to the area and the developer should be encouraged to provide such opportunities as a consequence.

External Consultations

Staffordshire County Council (Highways)

No objection, subject to conditions.

School Organisation

This development falls within the catchments of Chancel Primary School and The Hart School. The relevant Outline Application for this site is CH/21/0022. The REM application details a development which is scheduled to provide all 58 dwellings of the 58 dwellings expected from the original outline approval. A Unilateral Undertaking was sealed when the Outline Application was granted, and the education contribution amount and terms should be provided in line with this.

Network Rail

No objections.

Landor Society

The area has been unused and has created an eye-sore in a Conservation Area. The development appears to have been carefully considered. Buildings are attractive and landscape proposals will enhance the appearance of the area. The only real concern is the additional traffic footprint on Church Street and Anson Street that the development will generate.

Staffordshire Police

No objections, subject to a high level of physical security being incorporated in the proposals.

Response to Publicity

The application has been advertised by site notice and neighbour letter.

13no letters of representation have been received, of which are summarised as follows:

- 8no representations received make the same comment, in which concerns are raised that all the on-site trees subject to a TPO are not shown on the site layout plan.
- Concerns have been raised in respect of the loss of on-site trees and the subsequent ecological implications of this.
- A resident queried whether a buffer would be in place to deflect noise and sufficient fencing to prevent trespassing onto properties adjoining the site.
- Queries have been raised in respect of potential overlooking into the windows of neighbouring properties.

Relevant Planning History

CH/21/0022

Outline application for the construction of up to 58 dwellings including access (layout, landscaping, external appearance and scale reserved).

Approved 06/07/2021. S106 agreement for education contribution and SAC mitigation.

1. Site and Surroundings

- 1.1 The site comprises the site of the former Aelfgar School which has now been demolished. The site area is 1.97 hectares and is located between Church Street and Taylor's Lane in Rugeley.
- 1.2 The school closed in 2011 and all buildings on the site have subsequently been demolished. There is a Council Pay and Display car park at the eastern end of the site accessed off Taylor's Lane, with the remainder of the site being vacant.

- 1.3 The site boundary with Church Street is defined by a low wall but is currently delineated with 2m high hoarding. This continues round along the north-east boundary with Taylor's Lane. The south-east boundary between the car park and Taylor's Lane is open. The boundary with the rear gardens of properties in Lion Street to the south-west is a mixture of iron railings and timber fencing at various heights.
- 1.4 There is a fall of approx. 3 m diagonally across the site from west to east.
- 1.5 The application site is located within the Rugeley Town Centre Area Action Plan Boundary and the southern part of the site is designated as Green Space Network. The site is also located adjacent to the Church Street Conservation Area which abuts the site to its north, western and southern boundary. Part of the south-eastern corner of the site also abuts the Sheep Fair- Bow Street Conservation Area.
- 1.5 The majority of trees on site are situated towards the southern and eastern boundaries of the site and 22no trees on site are subject to a Tree Protection Order (reference 2009/14).

2. Proposal

- 2.1 The applicant is seeking consent for a Reserved Matters application for the layout, landscaping, external appearance and scale pursuant to CH/21/0022.
- 2.2 The proposed 58 dwellings will be a mix of 2, 3 and 4 bed houses and equates the following:
 - 38% 2 beds
 - 43% 3 beds
 - 19% 4 beds
- 2.3 Of the 58 dwellings proposed 50% (29 dwellings) would be affordable housing to be retained by the Council. The remaining 29 dwellings would be developed for private sale.

There are two access points serving the scheme, the details of which were agreed at Outline Application stage. One access is from Church Street along the north-western boundary and the second is from Taylor's Lane to the eastern site boundary.

- 2.4 All proposed units have a minimum of 2no parking spaces, with the majority of this being in tandem form. To the eastern boundary, adjacent to Taylor's Lane, there are 6no allocated spaces, designated for existing residents of the Almhouses. This replaces the existing car park previously there.
- 2.5 The majority of the dwellings will be two storey, with 2no 2.5 storey dwellings facing Church Street. Along the southern part of the site a landscape buffer would be retained between the proposed dwellings and the rear boundaries of the properties fronting onto Lion Street. At its narrowest this buffer would be 15m wide.

- 2.6 The design of the dwellings are characteristic of the surrounding area, with architectural details including brick arch heads, stone cills, corbeled brick eaves, chimneys and pitched canopies with corner plots having dual aspects.

3. Planning Policy

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan Part 1 (2014) and the Minerals Local Plan for Staffordshire (2015 – 2030).

The Development Plan

3.3 *Cannock Chase Local Plan Part 1*

CP1 - Strategy – the Strategic Approach

CP2 - Developer Contributions for Infrastructure

CP3 - Chase Shaping – Design

CP4 - Neighbourhood-Led Planning

CP5 - Social Inclusion and Healthy Living

CP6 - Housing Land

CP7 - Housing Choice

CP10 - Sustainable Transport

CP12 - Biodiversity and Geodiversity

CP13 - Cannock Chase Special Area of Conservation (SAC)

CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty

CP16 - Climate Change and Sustainable Resource Use

3.4 *Minerals Local Plan for Staffordshire*

Policy 3: - Safeguarding Minerals of Local and National Importance and Important Infrastructure

Other Material Considerations

3.5 *The National Planning Policy Framework (NPPF)*

Relevant Paragraphs:

8:	Three Dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
60, 74, 75, 76, 77:	Delivering a Sufficient Supply of Homes
115:	Highway Safety and Capacity
131, 135, 136, 137:	Achieving Well-Designed and Beautiful Places
157-159, 165, 168-175:	Planning and Flood Risk
180, 186 -188:	Landscaping and Biodiversity

189, 190, 191: Ground conditions and Pollution
224, 225 Implementation

3.6 Other relevant documents

- Design Guide Supplementary Planning Document, April 2016.
- Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005
- Developer Contributions and Housing Choices SPD (July 2015)
- Manual for Streets
- Sheepfair / Bow Street Conservation Appraisal (Feb 2018)
- Church Street Conservation Area Appraisal (2019)

4 Determining Issues

4.1 The determining issues for the proposed development include: -

- i) Principle of development
- ii) Housing Mix and Affordable Housing
- iii) Layout
- iv) Landscaping
- v) External Appearance
- vi) Scale
- vii) Access and Highway Safety
- viii) Residential Amenity

4.2 Principle of the Development

4.2.1 It has been established through the grant of outline planning permission (CH/21/0022) that the principle of residential development in this location is acceptable.

4.2.2 The principle of development has therefore been accepted and only the matters of layout, landscaping, external appearance and scale are to be considered in this application.

4.3 Housing Mix and Affordable Housing

Housing Mix

4.3.1 Policy CP7 of the Local Plan states that developments should encourage increases in the following types of provision:

- Smaller dwellings suited to younger people
- Housing suitable for households with specific needs,
- Larger 3- and 4-bedroom houses, including to meet aspirational needs.

4.3.2 The proposed 58 dwellings will be a mix of 2, 3 and 4 bed houses.

- 4.3.3 The housing mix proposed is acceptable and will deliver an appropriate level of housing at the site, providing a wide variety of house types. As such, the scheme is compliant with Policy CP7 in this regard.

Affordable Housing

- 4.3.4 Of the 58 dwellings proposed 50% (29 dwellings) would be affordable housing to be retained by the Council. The remaining 29 dwellings would be developed for private sale.
- 4.3.5 The affordable units will be visually indistinguishable from the market units and will be dispersed throughout the development and therefore the scheme will successfully integrate these dwellings into the surrounding built form. The Council's Housing Officer has considered the acceptability of the proposed affordable housing mix, type and location and confirmed that what is being proposed is acceptable. Thus, the development is compliant with the requirements of the Local Plan and NPPF in this regard.

4.4 Layout

- 4.4.1 The layout of the site, complements and will integrate with that of the surrounding area. The cul-de-sacs proposed throughout the site, are to be enclosed and framed by either feature dwelling types or views across the proposed strip of Public Open Space, which will create character details in the development and assist legibility and permeability. The buildings proposed adjacent to the vehicular accesses off the main estate road have been designed to provide active frontages to this route and where side elevations face onto streets, internal or external to site, they exhibit dual frontages.

4.5 Landscaping

- 4.5.1 The Landscape Officer has reviewed the landscaping information submitted in support of this application and considers it to be largely acceptable. Points of clarification have been requested of which have been addressed within plans and technical documents received from the applicant in respect of trees that are to be retained or removed, tree protection details and landscaping details.
- 4.5.2 The Landscape Officer raised concerns in respect of tree protection details, however this has been provided in Appendix 7 of the submitted Arboricultural Impact Assessment and is considered to be sufficient, with site storage details to be submitted as part of condition 12 attached to the outline consent. The soft landscaping details submitted are also acceptable and have been secured by planning condition. Details of hard landscaping, including surface treatment of internal roads, parking areas and pedestrian areas have been secured by planning condition.
- 4.5.3 A number of neighbour comments received object to the loss of protected on site trees and the subsequent loss of habitat. Whilst noted, the majority of trees are to be retained with the inclusion of a tree 'buffer' zone along the southern boundary. The applicant has been proactive in engaging with the Local Authority, at Outline and Reserved Matters stage, in addressing concerns relating to loss of trees and it is acceptable that the loss of trees is unavoidable in this instance. Notwithstanding this, the proposed landscaping details appropriately mitigate this loss and are considered to be acceptable.

- 4.5.4 The Landscape Officer raised concerns in respect of proposed lighting measures within the area of Public Open Space and its potential impact upon protected species, such as bats. Whilst noted, lighting of pedestrian areas is a public safety requirement as noted within the consultation response received from Staffordshire Police. Furthermore, the intensity of the lighting will be reduced to 50% overnight. In respect of this, the proposed outdoor lighting measures are considered to be acceptable.
- 4.5.5 The on-site memorial tree has been marked for relocation to nearby Etching Hill Primary School, with the relocation being scheduled for Autumn/Winter 2024.
- 4.5.6 In respect of the above, the landscaping measures are acceptable, with the loss of on-site protected trees being appropriately mitigated and sufficient tree protection measures in place to protect those to be retained. As such, the scheme is compliant with Policy CP12 of the Cannock Local Plan

4.6 External Appearance

- 4.6.1 The design of the dwellings exhibit features typical of the wider development and modern housing estates in general. As such, architectural detailing is evidenced, through the use of brick arch heads, stone cills, corbeled brick eaves, chimneys and pitched canopies. Chimneys are in evidence within the street scene to help break up the roofscape.
- 4.6.2 The design of the dwellings remain broadly reflective of the those within the surrounding area and therefore, it is considered that the building heights and street character areas, accord with the outline consent to create a positive residential character.
- 4.6.3 Details of materials to be used within the development have been submitted with this application. It is proposed to use for the external wall finishes a mixture of red, red/orange and blue brick. All plots are to have grey roof tiles, white UPVC windows, black rainwater goods and all doors are to be black. These materials are considered to be appropriate, and a condition has been imposed ensuring that the development is carried out in accordance with these details.
- 4.6.4 The proposed fencing and walling scheme has also been submitted. The siting of fences within the site is appropriate to ensure they are visually subservient features within the street scene, whilst prominent boundaries, for instance those facing onto external routes around the site, are proposed to be constructed from either brick or metal railings to ensure that they remain of a high visual quality throughout the life of the development. To ensure that the fencing scheme remains as approved, a condition is proposed to remove permitted development rights for the erection of new boundary structures.
- 4.6.5 The proposed housing and associated development would be satisfactorily assimilated into its surroundings and would not have a harmful impact in the wider landscape. Accordingly, it is considered that the application, in this regard, is consistent with the Local Plan as well as relevant paragraphs contained within the NPPF.

Impact on Heritage Assets

- 4.6.6 The application site lies adjacent to the Church Street Conservation Area which abuts the site to its north, western and southern boundary. Part of the south-eastern corner of the site also abuts the Sheep Fair- Bow Street Conservation Area. In this respect, it is noted that The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the local planning authority's duties: -
- “section 72(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on a local planning authority in the exercise, with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area”.
- 4.6.7 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at para 205 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*.
- 4.6.8 Paras 195-214 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.
- 4.6.9 In line with para 208 of the NPPF it is necessary to weigh this against any public benefit, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset. In line with the Planning (Listed Building and Conservation Area) Act 1990 special regard is given to preserving the heritage asset. In this instance the public benefit has been identified and does outweigh the harm to the heritage asset and therefore having regard to the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
- 4.6.10 On balance, the development proposal does not have an overarching detrimental impact upon the character and appearance of the designated heritage assets and will provide a favourable mix of 2-, 3- and 4-bedroom properties within a highly sustainable location, 50% of which will contribute to the affordable housing stock for the District.
- 4.6.11 In this instance, the harm to the significance of the designated heritage asset would be outweighed by the public benefit identified and therefore, having regard to the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Paragraph 208 of the NPPF Policies CP3 and CP14 of the Local Plan, it is considered that the proposal would be acceptable in respect to its impact on the character and form of the area.
- 4.7 **Scale**
- 4.7.1 The application proposes a mix of 2 and 2.5 storey dwellings, which vary in height between 8.6 metres and 11.9 metres; this is of comparable height to adjacent neighbours on Church Street and Lion Street. Furthermore, there is sufficient distance between them and surrounding roads to not result in overbearing effects

on those dwellings or the character of the street scene. It is noted that the variation in roof height, along with the use of roof furniture such as chimneys, will create visual interest and texture to the street scene views.

4.7.2 The proposed heights would not be significantly taller than a typical two storey dwelling and will align with the heights of the dwellings facing onto the application site along Church Street. The scheme responds to its setting, with only 2no 2.5 storey dwellings proposed. These have been positioned in a strategic location to terminate the view into the site from Church Street and are a focal point within the development.

4.7.3 The scale of the units, and development overall, are therefore considered acceptable with respect to the character and appearance of the area.

4.8 Access & Highway Safety

4.8.1 Means of access into the wider application site was granted permission at the outline stage.

4.8.2 The outline application included an access plan, of which was found acceptable by the Highways Authority. The main consideration of this Reserved Matters application is whether the internal road layout and pedestrian routes are useable and safe. No comments have been received from Staffordshire County Council Highways in respect of the proposed layout. The siting of the new driveways to serve the dwellings and their proximity to junctions and wider siting has been considered with no concerns raised.

4.8.3 In light of the above, the proposal is considered not to be the cause of highway danger and therefore is consistent with local and national policy including the requirements of Core Policy 10 and relevant paragraphs contained within the NPPF.

4.8.4 In respect of parking, the scheme either delivers the maximum provision required by the Parking SPD or in the vast majority of cases exceeds this provision. Thus, nearly all of the 3- and 4-bedrooms dwellings within the site are served by three off street car parking spaces. The parking levels identified within this site are therefore considered to be acceptable, whilst they are recommended to be retained for their specified use, in order to prevent on-street car parking congestion, via the use of a suitably worded condition.

4.8.5 The parking bays within the site all comply in terms of scale, being 2.4m wide, with a depth of 4.8 metres. In addition, the garage spaces are of sufficient size, being 3m by 6m, to also be considered as sufficiently large, so as to accommodate a vehicle. Where garages are provided for a dwelling, it is considered that this structure would provide opportunity for cycle storage. Where garages are not available, sheds should be erected to provide for cycle storage. A suitably worded condition has been recommended to secure this provision.

4.8.6 The development, subject to the abovementioned conditions, will offer suitable vehicular and pedestrian access, sufficient car parking to meet the likely future demands of the site, whilst also offering appropriate alternative access to sustainable forms of transport and is therefore compliant in this regard with the requirements of the Local Plan and the NPPF.

4.9 Residential Amenity

- 4.9.1 The Council's Design Supplementary Planning Document contains guidance detailing appropriate space around dwelling standards. These standards establish a minimum distance of 21.3 metres to separate principle habitable windows and that there should be at least 10 metres between side facing first floor principal windows overlooking neighbouring private amenity space.
- 4.9.2 Where the side of one dwelling (blank elevation) faces the rear of a neighbouring properties the minimum distance should be 13.7 metres between the two storey parts of each dwelling. Finally, the SPD identifies that for 1- or 2-bedroom dwellings, a minimum garden size of 40-44 sqm should be provided, for 3 bed 65m2 and 4 + bedroom dwellings 80m2.
- 4.9.3 The layout broadly complies with the requirements of the SPD and the layout of the scheme, given the above-described circumstances, will ensure an appropriate standard of living accommodation for future residents and therefore, the development will comply with the requirements of the Development Plan and NPPF in this regard.
- 4.9.4 Consequently, it is considered that the proposals are in accordance with the Council's Supplementary Planning Documents, the Development Plan and NPPF, and will not lead to a loss of amenity for existing or future residents.

4.10 CIL Matters and Cannock Chase SAC Mitigation

- 4.10.1 Notwithstanding the provision of affordable housing units on site, 29no of the dwellings will be market housing and will therefore be liable to CIL payment.
- 4.10.2 In respect of the Cannock Chase SAC Mitigation payment, it is noted that only 17 dwellings were subject to this payment at Outline stage. The shortfall of 12 dwellings will be addressed via a S111 payment of which will be secured prior to a decision being issued, in the instance that planning consent is granted.

5. Human Rights Act 1998 and Equality Act 2010

Human Rights Act 1998

- 5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

Equality Act 2010

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited.

Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

6. Conclusion

- 6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests and is therefore considered to be in accordance with the Development Plan.
- 6.2 The principle of residential development in this location was established under planning application reference CH/21/0022. The design and scale of the development will fit in comfortably with the surroundings and provide sufficient garden land and access, parking and turning arrangement with no adverse impact to residential amenities. Landscaping and biodiversity enhancement measures will be provided, and the proposals will provide a high standard of development for future occupiers.
- 6.3 It is therefore recommended that the application be approved subject to the attached conditions for the above reasons.