

Cannock Chase District Council

Planning Committee

3rd July 2024

CH/24/051 - Former Aelfgar School, Church Street, Rugeley

- Following compilation of the report for the Committee agenda, officers received further information in respect of suggested conditions 4 (surface treatment), 7 (tree protection signage) and 8 (hedgehog highways). Each condition is addressed in turn below:

Condition 4

Condition 4 is as follows:

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).

Drawing reference WD50 Rev A (External Works and Boundary Treatments) has been submitted to show road surfacing details. In correspondence with the Staffordshire County Council Highways team, the team confirmed that the surface material proposed for development is acceptable.

The wording of condition 4 shall be updated accordingly to reflect this.

Condition 7

Condition 7 is as follows:

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.

Drawing reference TPF 01 (Tree Protection Fencing and Associated Signage) has been submitted to discharge condition 7. These details are considered to be acceptable.

The wording of condition 7 shall be updated accordingly to reflect this.

Condition 8

Condition 8 is as follows:

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.

Drawing reference WD50 Rev A (External Works and Boundary Treatments) has been submitted to hedgehog corridors and access In correspondence with the Staffordshire County Council Highways team, the team confirmed that the surface material proposed for development is acceptable.

The wording of condition 8 shall be updated accordingly to reflect this.

- A small error is noted in the report in respect of the drawing numbers for the revised landscaping scheme. The only amendment made is the inclusion of an Oak tree within the green buffer. For clarity, the drawing references are as follows:
 - DETAILED SOFT LANDSCAPE PROPOSALS. DWG No. BEA-24-001-01 Rev P03.
 - DETAILED SOFT LANDSCAPE SPECIFICATION. DWG No. BEA-24-001-02 Rev P02.