AGENDA ITEM 8

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE

6th October 2016

<table>
<thead>
<tr>
<th>Application No:</th>
<th>SMD/2016/0395</th>
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<tbody>
<tr>
<td>Location</td>
<td>The Homestead, John Street, Biddulph</td>
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<tr>
<td>Proposal</td>
<td>Outline planning permission with all matters reserved for conversion of existing dwelling into 4no. flats including partial demolition, provision of car parking spaces and construction of 6no. new dwellings including car parking spaces and gardens</td>
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<tr>
<td>Applicant</td>
<td>Mr I Garcha</td>
</tr>
<tr>
<td>Agent</td>
<td>VWB Architects</td>
</tr>
<tr>
<td>Parish/ward</td>
<td>Biddulph</td>
</tr>
<tr>
<td>Date registered</td>
<td>05/07/2016</td>
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</tbody>
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If you have a question about this report please contact: Rachael Simpkin
tel: 01538 395400 x4122 or rachael.simpkin@staffsmoorlands.gov.uk

1. SUMMARY OF RECOMMENDATION

APPROVE, subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The 0.26ha previously developed site supports a large dwelling house within a generous plot fronting John Street (west) with a defined lawn to the rear. It has previously been stated that the property contains a separate self-contained apartment. To the rear and in close proximity to the property lies a range of traditional outbuildings. The site sits above the level of John Street and is well defined by hedging above stone walls. Beyond John Street and opposite is King Street. To the south of King Street, John Street is residential in nature defined by traditional terraced properties. The Doctors Close access forms the north ‘side’ boundary forms part of a cul-de-sac of four more modern properties. To the south, the site is defined by Gunn Street, where current access is gained. To the east ‘rear’ of the site is Kingsfield First School which fronts Gunn Street. The post office depot is also in close proximity.

2.2 The property is located adjacent to, but outside of the Adopted Biddulph Area Action Plan Boundary. It is located on the periphery of the town centre and the nature of the area can be described as mixed use. The proposal falls within the Biddulph Town Development Boundary and also the British Coal Consultation Area.
3. **DESCRIPTION OF THE PROPOSAL**

3.1 The ‘revised’ outline application for residential development seeks approval for access with all other matters reserved for the conversion of the existing dwelling into 4no. flats including partial demolition, the provision of car parking spaces and construction of 6 no. new dwellings including car parking spaces and gardens.

3.2 The proposal has been revised to reduce the new build element of the scheme to six dwellings. The two wings to the existing property and ancillary outbuildings are all to be demolished. The revised submitted layout plan demonstrates how the siting of six dwellings in relation to the retained dwelling to be converted to four flats could be accommodated within the site, but it should be noted that this is for illustrative purposes only as only access is sought at this stage. Together with the retained dwelling Homestead, it shows three pairs of semi-detached properties that are positioned in two opposing rows at a right angle to Gunn Street, which is intervened by a central access road. The existing vehicular access from Gunn Street would remain as the proposed entrance into the site. Refuse storage and collection is also detailed on the illustrative layout.

3.3 Councillor Davies has called the application to the Planning Applications Committee owing to the site’s prominent siting within the town centre and the resultant public interest in the redevelopment of this site.

4. **PLANNING HISTORY**

07/01559/OUT-MJ Residential Development (Outline) including demolition of existing buildings - Approved with conditions.

07/01036/OUT Residential development of 9 no. dwellings – Refused.

5. **PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The Development Plan comprises:

- Staffordshire Moorlands Local Plan (Adopted 1998)
- The Staffordshire Moorlands Local Development NPPF Core Strategy (Adopted March 2014)
- Staffordshire & Stoke-in-Trent Joint Waste Core Strategy (Adopted March 2013)

Staffordshire Moorlands Local Plan (1998)

5.2 Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process. Public consultation on specific site allocations has now commenced.
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Adopted Staffordshire Moorlands Local Development Framework (LDF) (26th March 2014)

5.3 The Staffordshire Moorlands Local Development Framework (LDF) is a District wide development plan which replaces the Staffordshire Moorlands Local Plan to provide a framework for delivering development up to 2026. The Core Strategy is the key LDF document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the Council would like to achieve in each of the main towns and the rural areas outside of the Peak District National Park. The Core Strategy provides the framework for future LDF documents which will then identify specific sites for development in the District (Site Allocations Development Plan Document). Further detailed guidance to supplement the policies of the plan is provided in the form of SPG (Supplementary Planning Guidance).

5.4 The following CS (Core Strategy) policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS5b Biddulph Area Strategy
- SD4 Pollution and Flood Risk
- H1 New Housing Development
- DC1 Design Considerations
- DC2 The Historic Environment
- C1 Creating Sustainable Communities
- C2 Sport, Recreation and Open Space
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport
- T2 Other Sustainable Transport Measures

Supplementary Planning Guidance (SPG)

- Space about Dwellings (September 1998 – Appendix 3 Local Plan)

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6. CONSULTATIONS CARRIED OUT

6.1 A total of 16 immediate residents have been notified by letter. The expiry date for comments is the 27th July 2016.

<table>
<thead>
<tr>
<th>Site Notice Posted</th>
<th>Expired.</th>
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<tbody>
<tr>
<td>Press Notice Published</td>
<td>Expire: 6th October 2016</td>
</tr>
</tbody>
</table>

6.2 A total of 6 representations of objection have been received, which are summarised as follows:-
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- Street cannot cope with the existing parking demands and anymore development will increase the risk of accidents.
- Proposed dwellings will overlook the school yard and may consequently add additional safeguarding risks to pupils.
- Increase of traffic / use of the street will be dangerous for the children of the local school.
- Likelihood of traffic accidents would increase.
- Proposal would cause a loss of privacy to the neighbouring properties.
- It would be visually overbearing and have a detrimental impact upon the character of the area.
- If approved the area would become overcrowded with too many people crammed into a small space.

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Comment</th>
<th>Officer response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Biddulph Town Council</td>
<td>Recommend refusal on overdevelopment grounds.</td>
<td>Is discussed within the layout section of the report as set out below.</td>
</tr>
<tr>
<td>Environmental Health Officer</td>
<td>Awaited.</td>
<td>Will be reported to Members at the meeting.</td>
</tr>
<tr>
<td>Severn Trent Water</td>
<td>No objections subject to a drainage condition. Advise that a public sewer may be located within the site.</td>
<td>Noted.</td>
</tr>
<tr>
<td>Local Highways Authority</td>
<td>No objections subject to conditions.</td>
<td>Noted.</td>
</tr>
<tr>
<td>Ecology Officer</td>
<td>The actions highlighted for bats, breeding birds and hedgehogs in the report should be included in an ecological construction, mitigation and enhancement plan, which would be secured via a suitably worded planning condition.</td>
<td>Discussed in the ecology section below.</td>
</tr>
</tbody>
</table>
7. OFFICER COMMENT

Policy Context

7.1 The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations. The Council’s Development Plan is formed of the Core Strategy (CS) Development Plan Document (adopted March 2014) and the Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998) remains in force until the Council’s Development Plan Document is adopted.

7.2 Core Strategy Policy SS1a establishes a 'Presumption in Favour of Sustainable Development' as contained within the NPPF (National Planning Policy Framework) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:-

I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,

II. Specific policies in that Framework indicate that development should be restricted.

7.3 Paragraph 47 requires the Council to identify a five-year supply of deliverable housing land sites, including a 5% buffer to allow for choice and competition in the market for land increased to a 20% buffer where there is a persistent under-delivery in past years. Paragraph 49 requires all housing applications to be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

7.4 The policies contained in the NPPF as supplemented by the NPPG (National Planning Policy Guidance) are also a material consideration in the determination of this application.

7.5 The Council calculates its 5-year land supply on a district basis. As at March 2016, it was 1.87 years (with a 20% buffer). The Planning Authority cannot demonstrate a five-year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable development. Clearly, the CS Policies that regulate the supply and location of housing are out of date and the application must be determined in the context of paragraph 14 of the NPPF as set out above.
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Principle of Development

7.6 CS Policy T1 states that the Council will promote and support development which reduces the reliance on the private car for travel journeys, reduces the need to travel generally and helps deliver the priorities of the Staffordshire Local Transport Plan, where this is consistent with other policies. Paragraph 34 of the Framework says that decisions should ensure developments that generate significant movement are located where the need to travel can be minimised and the use of sustainable transport modes can be maximised. Paragraph 38 of the Framework identifies primary schools and local shops as key facilities that should be located within walking distance of most residential properties. Paragraphs 94 and 95 of the Framework in discussing climate change, also state that local authorities should adopt proactive strategies that plan for new development in locations and ways that reduce greenhouse gas emissions.

7.7 The application site lies within the development boundary for Biddulph, where there is a presumption in favour of new development and in close proximity to the town centre with a wide range of facilities/services. As a consequence, the proposal would accord with the relevant housing land supply policies as it within an ‘environmentally’, sustainable site for the nature of housing proposed. As a consequence, the application proposal for 10 dwellings would contribute to meeting the district’s identified housing need to meet with the social aspect of sustainability. In these respects, the scheme would make a small, however, valuable contribution to housing delivery in the Staffordshire Moorlands, particularly in a situation where a five-year housing supply cannot be demonstrated. This attracts notable weight in support of the proposal. A previous consent on the site 07/01559/OUT-MJ Residential Development (Outline) including demolition of existing buildings which was approved with conditions, but has now lapsed, also established the acceptability in principle of residential development on this site. The proposal would also enhance the economy by the creation of jobs associated with the application's construction stage and new residents are also likely to support existing local services and businesses within the area. In addition, future Council tax payments and the New Homes Bonus would be spent within the district. In these respects, the application site would contribute positively to fulfilling an economic role adding further attributable weight in support of the proposal. The proposal is therefore considered to be acceptable in principle subject to compliance with all other relevant development plan policies.

Highways

7.8 Paragraph 32 of the NPPF states: ‘Plans and decisions should take account of whether: the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; safe and suitable access to the site can be achieved for all people and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’ as is reflected within CS Policy T1 ‘Development and Sustainable Transport’. 
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7.9 The outline scheme seeks approval for matters of access at this stage. With the Highways Officer support for the scheme proposing to retain the single vehicular access point from Gunn Street, the illustrative layout demonstrating sufficient car parking at 2 spaces per dwelling and refuse facilities and subject to recommended highway conditions set out below, there would be no significant conflict with CS Policy TR1 or with the guidance of the NPPF.

Design / Layout

7.10 CS Policy H1 ‘New Housing Development’ states ‘all development will be assessed according to the extent to which it provides for high quality, sustainable housing … and the strategy for the area having regard to the location of the development, the characteristics of the site … All housing should be the most appropriate density compatible with the site and its location, with the character of the surrounding area …’. The specific design policies of the CS also seek to promote local distinctiveness by means of good design. Policy DC1 sets out design criteria relating to new development to reinforce local distinctiveness and positively contribute to the area as is similarly reflected within the NPPF.

7.11 The proposal represents a hybrid application, which seeks the change of use of the existing dwelling to 4 individual flats involving the demolition of the two wings to the rear of the Homestead. Members should note that this element of the scheme is a full application and therefore the approval of such details is sought at this stage of the process. The existing and proposed elevations show the retention of the window and door openings, which do not form part of the wings to be demolished. Suitable additional openings are detailed to those elevations exposed as a result of the proposed demolition works. It is indicated that the exposed elevation will be made good with matching render. Planning conditions will secure suitable window detailing, facing render and retention of the boundary wall and hedge, which is not affected by the modest widening of the existing access into the site. No objections are raised to this aspect of the scheme, which seeks to convert the Homestead to 4 flats.

7.12 In respect of the new build element of the scheme, the layout plan accompanying the application is for illustrative purposes only to demonstrate that the site layout can accommodate the level of development sought. The schematic layout plan shows the development arranged in two rows divided by a central driveway accessed from Gunn Street. It shows the preservation of the John Street frontage with a semi-detached dwelling proposed alongside the retained dwelling to the north. These would oppose two pairs of semi-detached dwellings, which back onto Gunn Street within the eastern half of the site. Driveway parking is proposed to the new dwellings with a parking court proposed for the conversion scheme. Indicative landscaping is shown within the site and to its boundary. In respect of the new build element, matters of scale, massing, appearance and landscaping are reserved for future consideration. Such matters will be issues for the reserved matters stage, where there will be a need to demonstrate a high quality and well-designed housing scheme.
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7.13 Overall, the illustrative layout demonstrates that the application site can accommodate the development quantum sought, which has the ability to assimilate with both existing development on site and the character and appearance of the immediate area. As a consequence, the proposal accords with CS Policies H1 and DC1 and the Framework more generally.

Amenity

7.14 National planning policy dictates that at the heart of its core principles, planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This is further reiterated in CS Policy DC1, which seeks to protect residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping as informed by the Council’s ‘Space about Dwellings’ SPG. The change of use of the existing building would have no greater impact on the amenity of neighbouring occupiers than the existing situation. No new windows are proposed in the side elevations and the new windows in the rear elevation would face the new build dwellings. The illustrative layout shows that this medium density new build scheme is likely to provide for adequate amenity standards in relation to the Homestead and other neighbouring properties. However this would be assessed in detail at any reserved matters stage. In these circumstances, the proposal accords with such requirements in relation to CS Policy DC1 and the NPPF.

Nature Conservation

7.15 The conservation and enhancement of the natural environment is a core principle of the NPPF where planning policies should promote the preservation, restoration and re-creation of priority habitats and ecological networks. In determining planning applications, permission should be refused if significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for. CS Policy DC1 promotes the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate, in accordance with Policy NE1 ‘Biodiversity and Geological Resources’. Amongst other matters, Policy NE1 requires that development, where it is appropriate, produces a net gain in biodiversity and ensures that any unavoidable impacts are appropriately mitigated for whilst promoting the appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through its proposed nature, scale, location and design.

7.16 Owing to the proposed demolition works, the applicant has been asked to submit a bat survey, which has been undertaken. The agent has set out that following a scoping survey, which suggested the possibility of roosting sites in the existing buildings, a full dusk / dawn survey and preparation of a report has been instructed. As alteration work is being proposed to the main dwelling, the survey will include those parts to be demolished as well as retained. The second dusk survey has been completed already and the dawn survey was scheduled for the 7th September 2016. Following this, the full bat and bird report was submitted to the Council on the 15th September and has subsequently been assessed by the Council’s Countryside Officer.
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7.17 The survey results indicate the presence of two small *Pipistrelle* bat roosts within the building known as the Homestead. All buildings on site were noted to be of high value to roosting bats. House sparrows were also found to be using buildings and hedgehog was recorded. The Council’s Countryside Officer states that the actions highlighted for bats, breeding birds and hedgehogs in the report should be included in an ecological construction, mitigation and enhancement plan, which would be secured via a suitably worded planning condition. Further, the site has the potential to create breeding sites for house sparrow, house martin and swift (a UK Biodiversity Action Plan priority species). The Officer notes that the revised indicative plan for the construction of 6 new dwellings plus flat conversion gives more space for potential biodiversity planting.

7.18 In these circumstances, the proposal accords with such requirements in relation to CS Policies DC1 and NE1 and the NPPF.

Other Technical Considerations

7.19 CS Policy SD4 ‘Pollution and Flood Risk’ states that the Council will ensure that the effects of pollution (air, land, noise, water, light) are avoided or mitigated by refusing schemes which are deemed to be (individually or cumulatively) environmentally unacceptable. This is further reinforced by paragraph 120 of NPPF which states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Furthermore, the effects (including cumulative effects) of pollution on health, the natural environment or general amenity and the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account in decision making.

7.20 The application site falls within an area, which has a low probability of flooding. Severn Trent Water (SWT) raises no objections to the scheme, subject to securing a suitable drainage scheme and advises that a sewer may be located within the site. These matters would be dealt with by way of a planning condition and advisory note to any approval. The proposed development is near to existing properties and therefore care needs to be taken during the construction phase to ensure that these activities do not cause an unreasonable disruption to neighbours’ enjoyment of their properties. This would be dealt with by way of a Construction Management Plan condition. Environmental Health comments are awaited and will be reported to Members at the meeting. Any comments are expected to be dealt with via planning conditions.

7.21 The application site, therefore, does not present any significant local flood risk, land instability, groundwater or contamination constraints and there are no significant concerns regarding air quality, noise and dust to meet with the provisions of CS Policy SD4 and Section 10 of the NPPF.
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Section 106 Matters

7.22 The revised proposal for 10 dwellings does not trigger the requirement for s106 contributions required to mitigate or compensate for the effects of the proposal in relation to affordable housing, education and provision of public open space to accord with the provisions of CS Policies H2, C1 and C2.

8. PLANNING BALANCE & CONCLUSION

8.1 For the reasons already discussed above, the scheme would provide clear social and economic benefits in relation to the provision of housing within an accessible, sustainable location in a housing supply context of significant under provision. The proposal is located within the development boundary where there is a presumption in favour of development and there has been a previous approval (now lapsed) for residential development on the site. No significant and demonstrable harm would arise in respect of the proposal in relation to character and appearance of the area, nature conservation and highway safety.

8.2 As such, the proposal would amount to sustainable development in the terms of the Framework and would therefore benefit from the presumption in favour of sustainable development as set out in NPPF paragraph 14. In addition, the proposal would accord with CS policies SS1, SS1a, SD4, H1, H2, C1, C2 and DC1 and accordingly approval is recommended.

OFFICER RECOMMENDATION

A. Planning permission be granted subject to the following conditions:-

Time Limits

1. The conversion of the existing building hereby approved shall commence within three years of the date of this permission.

2. Details of access, appearance, landscaping, layout, and scale, (hereinafter called the reserved matters) of the new build dwellings shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

4. No more than ten dwelling houses shall be provided on the site, including the four units within the building to be retained.
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Access / Parking

5. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
   - layout and disposition of roads and buildings;
   - Provision of parking, turning and servicing within the site curtilage;
   - Means of surface water drainage, and,
   - Surfacing materials.

The development shall thereafter be implemented in accordance with the approved details and be completed prior to the first occupation of any dwelling of the approved development.

6. The reserved matters application shall indicate a minimum access width of 4.2m for the first 6.0m rear of the highway boundary.

7. The reserved matters application shall indicate the access constructed as a dropped crossing of the footway without radius kerbs or bellmouth to a construction detail appropriate to the size of vehicle likely to regularly use it.

8. The access shall be ungated.

9. The reserved matters application shall indicate that the access shall be from the D1284 Gunn Street only.

10. The development hereby permitted shall not be commenced until details of the reinstatement of those parts of the existing site accesses, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. Those parts of the existing site accesses made redundant as a consequence of the development hereby approved shall thereafter be reinstated as footway with full height kerb in accordance with the approved plans.

Construction Management Plan

11. The development hereby permitted shall not begin (including any works of demolition and site clearance) until such time as a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The approved CMP shall be implemented in accordance with the approved details throughout the construction period. The CMP shall include, but is not restricted to:
   - site management arrangements, including on-site storage of
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materials, plant and machinery; on-site parking and turning provision for site operatives, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the site does not carry mud or deposit other materials onto the public highway;
- details of measures to minimise construction waste and to maximise recovery and recycling.

Drainage

12. No development shall be commenced until drainage details incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall thereafter be implemented in accordance with the approved details.

Ecology

13. Prior to the commencement of development, an ecological construction, mitigation and enhancement plan shall be submitted in writing to the local planning authority for approval. This should include:-

- Risk assessments of potentially operations and impacts on bats.
- Identification of protection zones.
- Practical measures (both physical measures and sensitive practices) to avoid impacts on bats and breeding birds and hedgehogs.
- The times during construction when specialist ecologists will need to be on site to oversee work.
- Responsible persons and lines of communication.
- Details of mitigation and enhancements such as bat bricks, bat roost access tiles new integral nest sites for breeding bird (house martin, house sparrow and swift). To include the type and source of materials to be used.
- Landscaping and planting to particularly benefit bats but also hedgehogs and breeding birds.
- Detailed measures to ensure hedgehogs can gain access to new gardens.
- Timetables for implementation demonstrating that the phasing of work and the creation of new features
- Takes full account of potential impacts on relevant species.
- Persons responsible for implementing work.
- Initial aftercare and long term maintenance.
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The scheme shall thereafter be implemented in accordance with the approved details.

14. As ecological studies have identified the presence of summer bat roosts no activities that could result in disturbance such as building works, demolition or roof modifications shall be carried out between 1st April and 31st October inclusive in any year. Any works shall only be carried out during the specified period under the direction of a licensed bat ecologist to ensure that no offences are committed.

15. Prior to any occupation of the development hereby approved, a lighting design strategy shall be submitted to and approved in writing by the Local Planning authority. This must show how and where any external lighting will be installed and technical specifications so that it can be demonstrated that area will not present or disturb or prevent breeding birds or bats having access to breeding sites and resting places. The scheme shall thereafter be implemented in accordance with the approved details.

16. No building works shall take place between 31st March and 31st August inclusive unless a competent ecologist has undertaken a check of the buildings for breeding birds and provided written confirmation that no birds breeding birds are present.

17. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the development and has previously been approved as part of this consent or the details to be submitted pursuant to condition 2 above.

18. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Other matters

19. The materials to be used in the construction of the external surfaces, including render and windows of the Homestead hereby permitted shall match in material, colour and texture to those used in the existing building.
20. The development hereby approved shall be carried out in accordance with plans numbered:

- Site Location Plan drawing ref. 3844/01
- Survey Floor Plans drawing ref. 3844/07
- Survey Elevations drawing ref. 3844/08
- Survey Outbuildings drawing ref. 3844/09
- Conversion of Existing Dwelling to 4 flats drawing ref. 3844/10

B. In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Regulatory Services has delegated authority to do so in consultation with the Chairman of the [Planning Applications Committee], provided that the changes do not exceed the substantive nature of the Committee’s decision.

Informative

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

9. APPENDICES TO THE REPORT

9.1 The link below to the Council’s website is where the detail of this application can be viewed.

http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=105316