

PLANNING APPLICATIONS COMMITTEE

Late Representations – 28th March 2024

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<p><u>SMD/2023/0059</u></p> <p>(Item 7)</p>	<p><u>Officer Comment</u></p> <p>The East Staffs application was deferred at Committee on 27.2.24. Amended plans were received removing panels from the edges of the plots next to Leigh Lane. The battery storage is also removed. None of these changes affect the part of the site within Staffs Moorlands. The amended plans are in the Committee presentation.</p> <p>No confirmed date has been set for the East Staffs application to return to Committee.</p> <p><u>Trees and Landscape Officer comments</u></p> <p>Summary: no objection subject to conditions, on grounds of loss of or impact on existing trees and hedgerows. Proposed landscape mitigation scheme acceptable in principle, subject to acceptable subsequent detailed specification to be secured by condition along with implementation and maintenance.</p> <p>This is a full application for a large solar farm, straddling the Staffordshire Moorlands District boundary with the greater part within neighbouring East Staffs Borough. I will generally confine my comments to the proposal as it relates to Staffs Moorlands. I understand that landscape/visual impact assessment is being carried out on behalf of SMDC by an independent landscape consultant, so I will simply address impact on existing trees/hedgerows, and the generality of proposed landscaping rather than its specific contribution to mitigating visual impact.</p> <p>Within the Staffs Moorlands area, there are no trees protected by TPO and no designated Conservation Areas within or close to the application site. The nearest scheduled Ancient Woodland within Staffs Moorlands is at The Wing Drumble, south-east of Tean Leys Farm, and c.300m from the nearest part of the application site (this part being within East Staffs Borough). At this distance, and with the A50 dual carriageway intervening, there would be no direct or significant indirect impact on Ancient Woodland.</p> <p>The application is supported by a Tree Protection Plan and Outline Arboricultural Method Statement (“TPP/OAMS”), with existing vegetation survey having been carried out by drone. Given the clear layout design objective to retain existing field structure, with the development’s new perimeter fencing</p>	

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	<p>proposed at between 3m and 10m back from existing field hedgerows to take account of hedge and individual tree Root Protection Zones, and actual solar arrays set back even further within the perimeter fencing, it is considered in this instance that survey by drone was not inappropriate. Given this development stand-off away from the existing hedgerows and trees, there would be no significant impact on the vast majority of this vegetation arising from the proposed solar scheme.</p> <p>The TPP/OAMS identifies only 3 existing trees which would need to be removed to accommodate the proposed development – in fact these trees (T1 in the west boundary of Potential Development Area (PDA) 14, T2 just east of T1, and T3 near the east boundary of PDA 19) are all outside Staffs Moorlands District. Notwithstanding this, all 3 trees are mature Ash and the photographs included in the TPP/OAMS show them to be in decline due to Ash Dieback. As a result they will have a very limited future irrespective of development, and on this basis I have no objection to their proposed removal.</p> <p>2018-21 air photos on Statmap, and more recent air photos on Google images, show a mature tree in the hedgerow between PDA 17 & 18 (on the SMDC/ESBC boundary) which appears to be at the precise position where a new track between PDA 17 & 18 is proposed. The TPP/OAMS does not indicate the presence of this tree, nor its proposed removal. Assuming it is still present, and in worthwhile condition (eg. not another dying Ash!), is there any reason why the proposed track and associated solar panel arrays could not be realigned by a few metres at this location to allow retention of the tree?</p> <p>It is reported that T1, T2 and T3 have been subject to survey for bat roost potential; however, given the absence of recognition of the mature tree (if still present) at the boundary of PDA 17 & 18, the same cannot be said for this tree and therefore it would be worth including a general condition requiring bat survey for any mature tree to be removed, in the event of planning permission being granted.</p> <p>The TPP/OAMS also identifies just 3 short stretches of existing hedgerow totalling 15m in length which would need to be removed in order to accommodate the proposed track layout – again these are all within East Staffs area rather than Staffs Moorlands (south-east boundary of PDA 14; north boundary of PDA 15, and between PDA 18 & 19). Whilst outside Staffs Moorlands area, such minimal removal in the overall scale of the proposal and its host landscape would anyway have insignificant</p>	

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	<p>impact.</p> <p>The TPP/OAMS sets out a sequence of tree protection measures and includes details of the position of temporary tree protection barriers. Specification for these barriers would be in accordance with guidance in British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction - Recommendations</i> and would be suited to the proximity and intensity of construction activity in any given area. This is considered appropriate and acceptable, and a condition should be imposed in the event of approval to secure implementation of these tree protection measures.</p> <p>The virtually negligible removal of these few trees (for justifiable arboricultural reasons) and few small sections of hedge would clearly be substantially more than compensated for by the proposed landscape mitigation scheme. This scheme shows a plan-based strategy for substantial new landscape planting and habitat creation/management, with specific references to the use of native species. This approach is appropriate and considered acceptable, and will reinforce the existing field pattern. However, at this stage a fully detailed specification for the landscaping scheme has not been submitted, so this should be conditioned along with subsequent implementation. The independent landscape assessment suggests that hedges maintained at a height of 3m would provide a significant amount of visual impact mitigation given that the solar arrays and perimeter fencing would be 2.4m high; such hedgerow maintenance could also be usefully conditioned.</p> <p>In conclusion I have no objection to this application on the grounds of loss of and impact on existing trees and hedgerows, subject to conditions as set out below. Proposed landscaping is also considered acceptable in principle, subject to subsequent detail and full specification and also secured by conditions below.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the local planning authority and in this case only following careful inspection by a competent person immediately prior to 	

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	<p>removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.</p> <p>2. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees assessed as having moderate or greater potential for roosting shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.</p> <p>3. The development hereby approved shall be constructed only in full accordance and compliance with the Arcus Tree Protection Plan and Outline Arboricultural Method Statement dated June 2022 submitted in support of the planning application. In particular but not exclusively, such compliance shall include:</p> <ul style="list-style-type: none"> - Installation of temporary tree and hedgerow protection fencing in positions shown for each area of the site, following any approved tree and hedgerow removal and prior to the commencement of any construction operations in each respective area, along with suitable signage. - Retention of temporary tree and hedgerow protection fencing in each area, for the full duration of construction operations until completion. - Within the fenced Root Protection Zones there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the local planning authority. - Consideration, with implementation where agreed as necessary, of similar temporary tree and hedgerow protection measures at the decommissioning phase at the end of its operational period. <p>4. Before the commencement of development (including any site clearance, site stripping, site establishment and</p>	

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	<p>formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to and approved by the local planning authority. Such a scheme shall be generally in accordance with the Lightrock Power Landscape Mitigation Plan, Planning Drawing 3, Drg. No. LRP007-LMP01 Revision 02 submitted in support of the planning application. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.</p> <p>5. All existing hedgerows within the applicant’s control bounding and within the application site, and all new hedgerows planted in accordance with the details of the development hereby approved and the conditions of this planning permission, shall be allowed to grow to, and subsequently be maintained at, a height of not less than 3m above ground level unless otherwise agreed by the local planning authority.</p>	
<p><u>SMD/2024/0028</u> (Item 8)</p>	<p>One near neighbour has made further representations:</p> <p><i>3 days after the applicant was given approval to vary condition 2 of the planning permission the applicant used the access track to bring in an articulated lorry and trailer for a delivery..... 1st March 2024 a tractor with a trailer attached entered the farm via the unlocked gates on Gorse Bank. A mini digger was loaded onto the trailer. Other trailers across the bottom of our garden have been positioned to block our view of some sort of activity. The access track should only be used for the movement of silage.....6th March another articulated lorry made a delivery using the access track for purposes other than the movement of silage. Noise and dust were created by the tipper lorry.</i></p>	
<p><u>SMD/2023/0607</u></p>	<p>None/No further representations</p>	

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(Item 9)		
<u>SMD/2023/0543</u> (Item 10)	APPLICATION DEFERRRED	
<u>SMD/2023/0310</u> <u>//0311</u> (Item 11)	No further representations	
<u>SMD/2023/0559</u> (Item 12)	<p><u>Bird Grove Farm, Hilderstone</u></p> <p><u>Draycott in the Moors Parish Council</u></p> <ul style="list-style-type: none"> • Draycott in the Moors Parish Council resolved at a meeting on 12th February to have no objection to this application. <p><u>Neighbour representations</u></p> <p>Neither: 1 representation.</p> <ul style="list-style-type: none"> • Too few dog walking facilities in the area. <p>Support: 8 representations.</p> <ul style="list-style-type: none"> • Safe environment for dog walking. • Remote location with good access. • Too few dog walking facilities in the area. <p><u>Letter from Councillor Deaville, Local Parish, District and County Councillor</u></p> <p>I am most surprised to see that the application at Bird Grove Farm is recommended for refusal. The ambitions and the plans of the applicant should be supported not rejected. This proposal will bring a new facility into the area and will provide an important base for people to visit the district and exercise their dogs in a safe and secure environment either on or off their leads. The proposal does in a small way benefit our tourism and our local economy, and whilst the number of visitors may be relatively small it does clearly offer benefit to the community. Clearly there will be no adverse impact whatsoever to the local</p>	

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	<p>area. There have been no negative observations whatsoever from local residents, there have been no negatives from Severn Trent or Staffordshire Wildlife Trust and I as the local Parish, District and County Councillor fully support this proposal.</p> <p>I find the reason that the officer gives for refusal to be extremely lightweight and inconsequential. The officer states that concerns are raised about sustainability due to the site being in a rural area in the open countryside. Members there is nothing detrimental whatsoever in this application being in this rural area. In my opinion, and I know this area very well, this sustainability reason is totally irrelevant.</p> <p>The officer also states that the facility would provide only very modest economic and social benefits and he states that the proposal will ONLY create one part time job. That one part time job is not modest – it is important particularly to the job holder.</p> <p>Members, there are no objections whatsoever to this proposal. It will provide an economic benefit to our area and I sincerely hope that you will support this application today.</p>	
<p><u>SMD/2021/0610</u> (Item 13)</p>	<p><u>Land to the east of Froghall Road, Cheadle</u></p> <p><u>Further letters of representation</u></p> <p>Neither: 5 representations.</p> <ul style="list-style-type: none"> • Too much traffic for the roads. • Roads must be improved to accommodate this development. • Lack of infrastructure (schools, healthcare, roads) in Cheadle to accommodate additional residents. • Concerns relating to environmental issues. • Visual amenity. <p>Support: 1 representation.</p> <ul style="list-style-type: none"> • No comments made. <p>Objections: 37 representations.</p> <ul style="list-style-type: none"> • Developers should prioritise brownfield land rather than greenfield. • Overdevelopment of area. • Inadequate infrastructure and lack of facilities, poor transport links. • Loss of agricultural land. • Flood risk. • No jobs to support additional residents. • Lack of infrastructure (schools, healthcare, roads, shops, 	

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	<p>police, fire, ambulance, sewage).</p> <ul style="list-style-type: none"> • Concerns relating to environmental issues. • Too much traffic for the roads. • Roads must be improved to accommodate this development. • Noise pollution and air quality concerns. • Anti-social behaviour and crime concerns. • Not part of the Local Plan. • Road safety. • Heritage objections due to the destruction of the isolation of a Grade II Listed farmhouse. <p><u>Education contribution</u></p> <p>Since the report was written the applicant has been in discussion with the School Organisation Team at Staffordshire C C with a view to making an additional educational contribution to the County over and above the policy compliant position. They propose to gift £1 028 078.02.</p> <p>In their consultation response, SCC refer to the fact that the level of housing growth proposed for Cheadle in SMDC’s Local Plan will necessitate a new primary school to be delivered. Policy DSC1 of the Local Plan allocates the Cheadle North Strategic Development Area for approx. 320 dwellings including a new Primary school and planning permission was subsequently granted in December 2020 under SMD/2018/0180. This was a hybrid application with the Primary school consented as part of the outline element of the permission</p> <p>The current cost for the school is estimated to be in the region of £7.3 million (excluding acquisition of the necessary land). SCC are requesting a contribution as part of this application of £1,571,921.98 as noted in the report. This would be secured in the 106 as a planning obligation. Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development. <p>In this case and as set out in the report the requested education</p>	

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	<p>contribution of £1571 921.98 is the policy compliant position. It meets these tests.</p> <p>However it is understood that even with this and 106 contributions from other Cheadle sites, there is still a funding gap, confirmed by the Schools Team and it is because of this that the applicant in this case wishes to make a higher contribution, over and above the policy compliant position. They have offered the County a total contribution of £2.6m. The County has confirmed that this additional contribution would help close that gap</p> <p>In terms of this planning application the Council can only oblige the developer to contribute towards the policy compliant position in the 106, in this case £1 571 921.98. This is to mitigate the impact from the development on local school infrastructure. The additional contribution being offered of circa £1.1m is not necessary to make the development acceptable. As such it cannot be a reason or form part of a reason for granting permission. It is nevertheless a material consideration.</p> <p>The Councils lawyer advises that this gift of an additional education contribution from the developer to the County could be secured within the 106 (subject to the County being happy with this approach) but it would be a separate contractual agreement between the developer/landowner and the County rather than a 106 obligation that runs with the land. The recommendation is amended therefore (see below) to secure this additional sum within the 106 but as a separate contractual agreement between the developer/landowner and the County rather than a 106 obligation that runs with the land.</p> <p><u>Local Highway Authority</u> Final costings for the improvements discussed in the Report under the section, Access, have been provided as follows:-</p> <p><i>Passenger Transport would want to enhance the local town service to extend to the Froghall Road site. Based on the likely cost of an off peak vehicle being £300 per day, 5 days a week for 2 years they would suggest a contribution of £156,000 (and works out at the cost per household of £725 per dwelling for 215 dwellings.)</i></p> <p><i>Traffic Signals state that the crossings in Cheadle cannot be linked, but would benefit from upgrading to current standards. Cost of upgrade (in this financial year) estimated at £17000 for one crossing.</i></p>	

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	<p><i>There is also the previously mentioned contributions of: The pedestrian improvements referred to are dropped crossings and tactile paving at each side road/access (2 at each side road/access) between the site access and Cheadle Town centre. £50000</i></p> <p><i>Travel Plan sum of £10000.</i></p> <p>Clarification is being sought from the LHA as to whether the £17000 applies to the three crossings. The applicant has confirmed that on the assumption that it is, the figure of £51K would be in line with the estimated cost of £50K provided and discussed in the report. The applicant confirms that he is content with these contributions proposed</p> <p><u>Amended Recommendation</u></p> <ol style="list-style-type: none"> 1. To include the additional education contribution/gift of £1 028 078.02 within the Section 106 agreement but as a separate contractual agreement between the developer/landowner and the County rather than a 106 obligation for the reasons outlined above. 2. The 106 Agreement also to secure a) six 2- and 3-bedroom bungalows as M4(3): wheelchair adaptable homes and b) up to 50% of the proposed dwellings will be Part M4(2): accessible and adaptable standard homes as discussed at para 7.33 of the report <p><u>Additional conditions</u></p> <p>Highway conditions as detailed in the report with the exception the requirement for a TRO. The LHA have verbally confirmed that this should be an informative and not a condition as it is a desirable rather than an essential measure</p>	
<p><u>SMD/2022/0244</u> (Item 14)</p>	<p><u>Brookhouse Way, Cheadle</u></p> <p><u>Applicant's Agent</u></p> <p>In respect of the report, there is one key point we would highlight: Whilst you mention at para 2.1 that the site is now vacant, at 7.3 this has not been updated and states the site is still occupied by IAE. In our eyes, it is important to make Members aware the site as been vacant for over a year now and therefore the employment use has ceased.</p> <p>In respect of biodiversity, Policy NE 1 requires schemes to</p>	

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	<p>deliver a net gain and as this is a key matter in planning at the moment we thought it would be helpful to summarise what is proposed by Aldi's landscape scheme. The scheme will deliver significant net gain on a site that currently contributes very little to local biodiversity:</p> <ul style="list-style-type: none"> • Planting of 24 new trees. • 317sqm of native shrubs. • 70m (linear) of native hornbeam hedge. • 575 sqm or ornamental shrub. <p><u>Highways</u></p> <p>SCC Highways have confirmed that the commuted sum for the Speed Indicator would be part of the highways works agreement not the S106.</p> <p>Highways have requested only the Travel Plan Sum of £10000 under S106.</p> <p><u>Erratum</u></p> <p>Paragraph 1 should refer to the adopted Staffordshire Moorlands Local Plan 2020 and not the High Peak Local Plan 2016</p> <p>9. AMENDED RECOMMENDATION</p> <p style="padding-left: 40px;">A. That planning permission be GRANTED subject to a Section 106 Agreement to secure Full Travel Plan and Monitoring contribution of £10,000 and the following conditions:-</p> <p><u>Time Limit</u></p> <p>1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)</p> <p><u>Plans</u></p> <p>2. The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> • J21A15 – P001C – Site Location Plan • J21A15 – P002C – Existing Site Plan • J21A15 – P003G – Proposed Site Plan • J21A15 – P004A – Proposed Floor Plan 	

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	<ul style="list-style-type: none"> • J21A15 – P005B – Proposed Elevations • J21A15 – P006D – Tree Removal & Root Protection Plan • J21A15 – P008E – Proposed Site Levels • J21A15 – P009 – Existing Elevations • J21A15 – P0010 – Proposed Roof Plan • MEL-530-001 P3 – Detailed Soft Landscaping • 0050-P02 – Proposed Drainage Layout <p>Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.</p> <p><u>Foodstore Restrictions</u></p> <p>3. The development hereby approved shall be occupied as a discount food store and for no other purpose within Class E of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order following the revocation or re-enactment thereof. The gross internal floor area of the approved food store shall be limited to 1,786 square metres, of which no more than 1,315 square metres shall be used for net retail sales. There shall be:-</p> <ul style="list-style-type: none"> a) No internal subdivision of the premises or formation of mezzanine floors, b) No more than 20% of the net retail floorspace shall be used for Class E(a) comparison goods retailing; and c) No sale or provision of pharmaceutical products available by prescription only, post office, dry cleaning, financial services, fresh fish, hot food, cheese and meat counter(s), photographic shop, mobile phone shop or café / restaurant. <p><u>Character and Appearance</u></p> <p>4. Notwithstanding any description of materials in the application, no above ground construction works relating to the development hereby approved, until samples and full specifications of materials to be used externally on the approved buildings and site hard surfacing, together with eaves, verges, windows, door details within that phase have been submitted to and approved in writing by the Local</p>	

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	<p>Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant phase of development. Reason:- In the interests of visual amenity</p> <p>5. No development shall commence above ground level until details of the positions, design, materials and type of boundary treatment, including retaining walls to be erected have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the scheme has been implemented in accordance with the approved details. Reason:- In the interests of visual amenity</p> <p>6. The planting scheme shown on Middlemarch Environmental Detailed Soft Landscaping Drg. No. MEL-530-001 Rev P3 (or subsequent revision if any further amendments are secured) shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season. Reason:- In the interests of visual amenity</p> <p>Drainage</p> <p>7. The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.</p> <p>Reason: To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.</p> <p>8. The development hereby permitted shall not be brought into use until the approved drainage scheme shown in the</p>	

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	<p>reports below have been implemented:-</p> <ul style="list-style-type: none"> • Flood Risk Assessment (79-EXXXX-CDY-XX-XX-RP-DPM_30_30_29-0002), as appended by Proposed Drainage Layout (E79-CDY-XX-XX-DR-D-Ss-50-35-00-0050-S4-P01). Thereafter the drainage scheme shall be retained and maintained in accordance with the private drainage operations and maintenance manual (79-EXXXX-CDY-XX-XX-RP-D-PM_30_30_29-0003). <p>Reason: To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.</p> <p>9. Developer to ensure that satisfactory arrangements for the control of surface water and contaminants are in place as part of any temporary works associated with the permanent development, to ensure that flood risk or contaminates to receptors are not increased prior to the completion of the approved drainage strategy.</p> <p>Reason: To reduce the risk of surface water flooding to the development and surrounding properties during construction and to reduce the risk of contamination to receptors.</p> <p align="center"><u>Ecology</u></p> <p>10. No development hereby approved shall be commenced, until a LEMP (Landscape and Ecological Management Plan) for the site (in accordance with the recommendations of the submitted Phase 1 Habitat Study) has been submitted to and approved in writing by the Local Planning Authority, giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms for all landscaping / wildlife habitats and associated structures / features / within the site including (but not limited to);</p> <ul style="list-style-type: none"> • A Scheme of Biodiveristy enhancement measures • Planting of native seed/fruit bearing species which will be of value to wildlife such as: <ul style="list-style-type: none"> • native seed/fruit bearing species • nectar-rich species to attract bees and 	

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	<p align="center">butterflies species which attract night flying insects which will be of value to foraging bats including evening primrose <i>Oenothera biennis</i>, goldenrod <i>Solidago virgaurea</i> and honeysuckle <i>Lonicera periclymenum</i>.</p> <ul style="list-style-type: none"> • Provision of nesting/roosting habitat, such as installation of nest boxes for species such as house sparrow, dense scrub, or native thicket for species such as song thrush, and bat boxes for species such as common pipistrelle. • Inclusion of hedgehog passes under any fence lines to allow connectivity between the site and wider area. • Creation of deadwood habitat for herpetofauna and invertebrate species. • Provision of bat and bird boxes <p>This shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 10-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 10-year maintenance and management operations for all habitats throughout the site to be monitored and reviewed every 5 years for the site. The scheme shall be fully implemented and managed in accordance with the details and timescales so approved.</p> <p>Reason:- In the interests of nature conservation</p> <p>11. A buffer of at least 7 m shall be kept from the river banks. If any works (other than removal of kerbs, hardstanding and fencing) are to be undertaken within 7m of the river banks a Water Vole survey shall be undertaken to assess the potential impact to this species. The results, along with any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to any works taking place in this area. Development in this area shall only take place in accordance with the approved mitigation plan.</p> <p>Reason:- In the interests of nature conservation</p> <p>12. Any external artificial lighting shall be in accordance with best practice guidance relating to lighting and biodiversity (Miles et al, 2018; Gunnell et al, 2012), any new lighting shall be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species.</p>	

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	<p>Reason:- In the interests of nature conservation</p> <p>13. Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.</p> <p>Reason:- In the interests of nature conservation</p> <p>14. Vegetation and building clearance shall be undertaken outside the nesting bird season. If this is not possible then any vegetation/buildings to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing.</p> <p>Reason:- In the interests of nature conservation</p> <p><u>Highways</u></p> <p>15. Before the proposed development is brought into use, the revised bellmouth access off The Green shall be completed generally in accordance with but subject to Safety Audit and technical approval of, submitted drawing J21A15 P0003 G</p> <p>16. Before the proposed development is brought into use details of highway works comprising pedestrian dropped crossing facilities, on both sides a each location, including tactile paving at:</p> <ul style="list-style-type: none"> - bellmouth access - Brookhouse Way close to its junction with A521 The Green; - Brookhouse Way close to its junction with Glebe Road; - Glebe Road close to its junction with Brookhouse Way; - A521 the Green close to the bellmouth access; <p>have been first submitted to and approved in writing by the Local Planning Authority. The pedestrian dropped crossing facilities shall thereafter be provided in accordance with, but subject to technical approval of, the approved drawings before the proposed development is brought into use.</p> <p>17. Before the proposed development is brought into use details of highway works comprising Vehicle Activated or Speed Indicator Device signs have been first submitted to and approved in writing by the Local Planning Authority. The Vehicle Activated or Speed Indicator Device signs shall thereafter be provided in accordance with, but subject to technical approval of, the approved drawings before the</p>	

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	<p>proposed development is brought into use.</p> <p>18. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.</p> <p>REASONS 15 - 18 To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety and to comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy T1 and T2; in the interests of pedestrian safety.</p> <p><u>Environmental Health</u></p> <p>19. Prior to the commencement of the development an air quality assessment, including the calculation of pollution damage costs, shall be carried out to determine the potential air-quality impacts in the vicinity of the proposed development and wider road network.</p> <p>The assessment should focus on nitrogen dioxide (NO₂) and airborne particulate matter (PM) and pollution damage costs shall be based upon the impact of the development following the adoption of mitigation measures agreed with the local planning authority.</p> <p>The methodology for the assessment and damage cost calculation shall have regard to Air quality appraisal: damage cost guidance published by defra and Good Practice Air Quality Planning Guidance and shall be agreed in writing with the local planning authority before commencement of the assessment.</p> <p>Where necessary, a mitigation scheme, equivalent to the calculated damage costs for protecting future and existing residential occupiers from the effects, arising from the development, shall be submitted to and approved in writing by the local planning authority. All works which form part of the approved scheme shall be completed prior to the occupation of the building[s] hereby approved, and thereafter maintained for the lifetime of the development.</p> <p>Reason: <i>In order to safeguard the amenities of the</i></p>	

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	<p><i>occupiers of the proposed dwelling[s] and surrounding areas in respect of atmospheric pollution</i></p> <p>20. No phase of the development hereby permitted shall take place except for works of site clearance and demolition until a Construction and Environmental Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-</p> <ul style="list-style-type: none"> I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 07.30 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday; II. the method and duration of any pile driving operations (including expected starting date and completion date); III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays; IV. the arrangements for prior notification to the occupiers of potentially affected properties; V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint; VI. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority; VII. a scheme for recycling/disposal of waste resulting from the construction works; 	

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	<p>VIII. the parking of vehicles of site operatives and visitors;</p> <p>IX. the loading and unloading of plant and materials;</p> <p>X. the storage of plant and materials used in constructing the development;</p> <p>XI. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;</p> <p>XII. details of measures to protect the public footpaths and amenity of users of the public footpaths crossing the site during the construction works,</p> <p>XIII. any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment,</p> <p>XIV. the details of any generator/s to be used on site. They should be sufficiently attenuated so that any noise generated shall be inaudible inside any nearby noise sensitive premise,</p> <p>All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.</p> <p><i>Reason: To protect the amenities of the area.</i></p> <p>21. There shall be no deliveries to the site except between the following times 0700 to 2200 Monday to Saturdays and 0900 to 2200 on Sundays and Bank Holidays with the exception of newspaper deliveries.</p> <p>22. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the rating level of noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as 46dB LA90 [1hour] (day time 07:00-23:00 hours) and/or 36dB LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining</p>	

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	<p>noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014+A1:2019.</p> <p>The details and location of any plant or machinery to be installed under this permission should be submitted to and approved of in writing by the Local Planning Authority.</p> <p>23. The development and all mitigation should be completed in compliance with the submitted and approved Noise Assessment undertaken by Acoustic Design Technology (ADT) Report ref: ADT3325/ENIA 29th March 2022.</p> <p><i>Reason (common to 21 - 23):- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.</i></p> <p>24. Prior to first use of any artificial lighting at the site, a scheme showing details of all lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority. The submitted scheme should show the artificial lighting incorporated into this site in connection to this application does not increase the pre-existing illuminance or cause glare at the adjoining light sensitive locations when the light (s) is (are) in operation.</p> <p><i>Reason: To protect the local amenities of the local residents by reason of excess of illuminance.</i></p> <p>25. All surface water run-off from outside storage, parking or vehicle wash-down areas shall pass through a properly constructed oil/petrol interceptor or such other alternative system as may be agreed with the local planning authority, before discharge to the public sewer or other drainage system.</p> <p><i>Reason: To protect the amenity of the locality, especially for people living and/or working nearby</i></p> <p>26. No development approved by this planning permission shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property</p>	

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	<p>(existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority. The scheme must include:</p> <ul style="list-style-type: none"> a. A site investigation scheme, based on the information already provided to support a detailed assessment of risks to all receptors that may be affected, including those off site. b. The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and A remediation strategy giving full details of remediation objectives and remediation criteria c. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. d. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. <p>27. Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to the local planning authority.</p> <p>28. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in</p>	

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	<p>accordance with the requirements of condition (8a) , and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (8b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>29. No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validity evidence submitted to and approved in writing to by the Local Planning Authority.</p> <p>Reason (common to 26-29):- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.</p> <p>B. In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee’s Decision.</p>	

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<p><u>SMD/2023/0465</u> (Item 15)</p>	<p><u>8, Birch Grove</u></p> <p>No updates</p>	
<p><u>SMD/2023/0496</u> (Item 16)</p>	<p><u>Old Bowling Green, Cellarhead</u></p> <p><u>Staffordshire Wildlife Trust</u></p> <p>SUMMARY –Staffordshire Wildlife Trust, having reviewed the information provided, has no further objection.</p> <p><u>Officer Comment</u></p> <p>The Biodiversity Net Gain (BNG) Report did not reveal there would be a gain as a result of the development and landscaping. However, as yet, there is no policy requirement for such a gain to be achieved. The PEA stated the site had a low value for protected species. I consider that further conditions should be added requiring the measures outlined in the Preliminary Ecological Report to be applied to the development in addition to those shown in the BNG and landscaping drawings which would protect bats and birds. A condition requiring the retention of all trees would be sufficient in itself to protect the former. A further condition requiring the development to be carried out in accordance with Great Crested Newt Technical Note should also be added.</p> <p><u>Trees and Landscape consultee</u></p> <p>Development footprint generally outside existing tree Root Protection Areas as denoted in applicant’s tree survey/arboricultural impact assessment report, with the exception of some parts of the pavement along the northern side of the proposed new access road which encroaches slightly into the RPAs. The greatest encroachment is actually to T2 where there is anyway existing hard surfacing, so actual impacts on the trees are unlikely to be significantly harmful.</p> <p>Overall no objection.</p> <p>Condition;</p> <p>1. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or</p>	

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	<p>formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction – Recommendations</i>, and as set out in the Hamps Valley Ltd BS 5837:2012 Tree Survey Report & Arboricultural Impact Assessment (AIA) dated 7th September 2023 submitted in support of the application hereby approved, together with implementation of ground protection measures and methods as also detailed in the AIA and these barriers, notices and ground protection measures shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.</p>	
<p><u>SMD/2023/0612</u> (Item 17)</p>	<p><u>Former Severn Trent Reservoir, Biddulph</u></p> <p><u>Staffordshire Wildlife Trust</u></p> <p>Following a review of the submitted Preliminary Ecological Assessment (PEA), we have no further comments.</p> <p><u>Trees and Landscape consultee</u></p> <p>Applicant’s arboricultural report demonstrates that as proposed, the many peripheral trees would not be significantly affected by the proposed development other than some impact on trees T24 and T26 to the southern part of the site – with both trees being relatively non-prominent and T24 being of low quality/retention value, and T26 being of poor condition/quality with removal anyway recommended on arboricultural grounds irrespective of development proposals.</p> <p>No objection, subject to condition:</p>	

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	<p>The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction – Recommendations</i>, and as set out in the Tree Heritage Arboricultural Report reference THL-R20-133 dated 16th December 2020 submitted in support of the application hereby approved, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.</p>	
<p><u>SMD/2024/0012</u> (Item 18)</p>	<p>APPLICATION DEFERRRED</p>	
<p><u>SMD/2023/0194</u> (Item 19)</p>	<p><u>Land off Tongue Lane Brown Edge</u> The proposal is correctly described in the headings as an <u>Outline</u> application. Under the Referral the description should read Outline – Minor (not Full).</p>	
<p><u>SMD/2023/0477</u> (Item 20)</p>	<p><u>Land off Basford View Cheddleton</u> <u>Arboricultural Officer:</u> At outline stage I have no objection to this application. There is a mature hedgerow along the eastern boundary, mainly Cherry Laurel and Beech, possibly with some Hawthorn. The layout is indicative only, but as indicated would allow full retention of the hedge, with no significant harmful impact. The other 3 boundaries are visually open, with post and wire fencing to the south and west, and iron railings to the north. Whilst landscaping is a reserved matter, the indicative layout plan shows a suggestion for new native hedge planting to all 3 currently open boundaries, together with some tree planting within the garden. In principle this is considered appropriate in the event that outline planning permission is granted; whilst the indicative</p>	<p><u>303 - 318</u></p>

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	<p>planting is reasonably fully specified, there would be an opportunity at submission of reserved matters stage to refine this if necessary, for instance to incorporate some suitable hedgerow trees.</p> <p>For completeness it would be best practice to impose the following condition in relation to hedgerow protection:</p> <p>6. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing mature hedgerow to the eastern boundary of the site, in accordance with guidance in British Standard 5837:2012 <i>Trees in Relation to Design, Demolition and Construction – Recommendations</i>, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.</p>	
<p><u>SMD/2023/0147</u> (Item 21)</p>	<p><u>Former New Inn, Denford Lane, Longsdon</u></p> <p>LPA clarification for the avoidance of doubt: in the application form the address is given as New Inn, Leek Road, Longsdon ST9 9QF. The full description of the proposal is given as 'Demolition of existing public house and erection of farm shop and cafe/restaurant with associated works including change of use of adjacent field to car park, upgrading and improvement to existing field access and hard and soft landscaping.' The site is accessed from the C-83 Denford Road. References in the report to Denford Lane should read Denford Road.</p> <p>The LPA has calculated that the ground plan area of the former pub building currently extant on the site is c.130m². Taken together with the two additional dwellings approved in 2012 (renewed in 2016) the total ground plan area or 'footprint' currently approved on the site is 280m². The now proposed scheme has a built plan area of c.475m² – an increase of 195m² or c.70%.</p>	

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	<p>In volume terms the existing approved scheme equates to c.1,405m³. The volume of the proposed scheme is c.2,325m³ – an increase of 920m³ or c.65%.</p>	