



Stafford Borough Council C/O MBD Architecture 74 Newcastle Road Stone Staffordshire ST15 8LB	Date Registered	10 September 2013
	Decision Date	24 January 2014
	Issued Date	28 January 2014

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/19256/FUL
Proposed Development	Change of use of land to provide 36 permanent gypsy pitches and ancillary fences bunds and landscaping
Location	Land Between Common Rd Ind Est And Tollgate Ind Est St Albans Road Stafford
O. S. Reference:	392643 325327

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. Except insofar as may be otherwise required by other conditions to which this permission is subject the development shall be carried out in accordance with the following listed plans:

1:2500 scale 'Location Plan', dated 09.09.2013;
1:2500 scale plan showing ownership, dated 23/04/2012; and
Drawing ref. RWB, 1:1250 scale 'Stafford Landfill Site (Former)', dated 16-Jul-2013.
3. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary Planning Policy for Traveller Sites (March 2012).



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4. There shall be no more than 36 pitches on the site and on each of the 36 pitches hereby approved no more than 2 caravans, shall be stationed at any time, of which only 1 caravan shall be a static caravan. Any caravans positioned on the site shall be capable of being lawfully moved on the public highway.
5. No development hereby approved shall commence until a 5.5m wide access drive has been surfaced and thereafter maintained in a bound material for a minimum distance of 12m back from the site boundary.
6. Any gates to the development shall be located a minimum of 12m rear of the carriageway boundary and shall open away from the highway.
7. No development hereby approved shall commence until full details of a 2m wide footway linking the site to the existing southern footway on St Albans Road has been submitted to and approved in writing by the local planning authority and shall thereafter be implemented in accordance with the approved details and be completed prior to the occupation of the development.
8. No phase of the development shall commence until details of an internal road layout for that phase which allows for a 12m refuse vehicle to turn and manoeuvre within the site and be able to exit in a forward manner has been submitted to and approved in writing by the local planning authority and the phase shall thereafter be implemented in accordance with the approved details and be completed prior to the occupation of that particular phase of the development.



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9. The development hereby permitted shall provide a minimum of 2 off road car spaces for each pitch where a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car unless otherwise agreed in writing by the local planning authority.
10. The development permitted by the planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 1195/RE/08-13/01 produced by Evans Rivers and Coastal Limited dated August 2013 and the following mitigation measures detailed within the FRA:
 - (i) Limiting surface water run-off generated by all storm events up to and including the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the local planning authority.
11. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:
 - (i) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination of the site.
 - (ii) A site investigation scheme based on (i), above, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.



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(iii) The results of the site investigation and the detailed risk assessment referred to in (ii), above, and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (iii), above, are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

12. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of 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 verification 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 verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
13. The remedial measures to protect the future occupiers of the proposed development from any environmental risks shall be carried out as described in Phase 2 Intrusive Ground Investigation Interpretative Report (red MB697-39/ACJ/FT/JC) dated 8 February 2013.



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14. No development shall commence until details of a proposed 300mm deep barrier of bentonite clay or a 600mm layer of crushed aggregate to be laid on the surface of the site has been submitted to and approved in writing by the local planning authority. The approved bentonite clay barrier or crushed aggregate layer shall be carried out before the development site is first occupied and shall thereafter be retained as approved without any disturbance unless otherwise approved in writing by the local planning authority.
15. In accordance with details to be first submitted to and approved in writing by the local planning authority, infrastructure and service connections to the pitches shall be laid in clean fill and of materials capable of accommodating the ground movements to be expected and of materials which are impervious to the contaminants present in the ground. The infrastructure and service connections shall be carried out in accordance with the approved details before the site is first occupied.
16. No development shall commence until details of an additional physical barrier layer of material to dissuade the digging of ground or planting (except in raised beds) has been submitted to and approved in writing by the local planning authority. The approved additional physical barrier layer shall be carried out before the development site is first occupied and shall thereafter be retained as approved without any disturbance unless otherwise approved in writing by the local planning authority.
17. No development shall commence until details of ground gas protections measures for all buildings on the site which have direct contact with the ground and in respect of all connections of services to each pitch have been submitted to and approved in writing by the local planning authority.



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18. There shall be no growing of crops for human consumption on the site unless in identified designated planting areas where soil conditions have been first verified in writing by the local planning authority to be contaminant free.
19. There shall be no open fires on the approved development site.
20. There shall be no artificial draining of the body of the landfill on the approved development site.
21. Any gas vent trench and any passive vent shall not be removed or blocked at any time.
23. No designated play area shall be formed on the approved site until details have been submitted to and approved in writing by the local planning authority of measures to prevent contact with contaminated landfill materials.
24. No development shall be commenced until details of a methodology in respect of construction methods, roadways, buildings and infrastructure (such as road lighting) designed to take into account the inherent ground instability of the site and also designed to prevent penetration or significant exposure of the landfill materials under the barrier capping has been submitted to and approved in writing by the local planning authority. The development shall be carried out as approved.
25. No development shall take place until drawn details of the design and external appearance of the proposed noise barriers for use on the site have been submitted to and approved in writing by the local planning authority.



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26. The noise barriers to the site boundaries shall be erected prior to any residential occupation of the site. The noise barriers to individual pitches shall be occupied before the first occupation of the associated pitch. Once erected each noise barrier shall be retained for the life of the development.
27. No development shall commence until details of the height, design, external colour finish and position of all site and pitch boundary wall, retaining walls, fences and other means of enclosure to be erected on the site have been submitted to and approved in writing by the local planning authority.
28. No phase of the development shall commence until drawn details of the layout of each pitch or group of pitches for the phase has been submitted to and approved in writing by the local planning authority. The details of the layout shall include the extent and location of grassed areas, caravans, amenity buildings, vehicular parking space and hardstanding areas. The development of the particular phase shall be carried out as approved.
29. No phase of the development shall commence until the location of the amenity open space areas and landscape planting for the phase has been submitted to and approved in writing by the local planning authority. The development of the particular phase shall be carried out as approved.



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30. No development shall commence until an ecological mitigation and compensation strategy and a management plan in respect of the Astonfields Site of Biological Interest has been submitted to and approved in writing by the local planning authority. The ecological mitigation and compensation strategy and a management plan shall be carried out as approved.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission and in accordance with guidance contained in DCLG 's 'Greater Flexibility for Planning Permissions' guidance (October 2010) relating to applications for minor material amendments.
3. Planning permission has been granted on the basis of demonstrated need for accommodation for gypsies and travellers and it is therefore necessary to keep the site available to meet that need (Planning Policy for Travellers 2012).
4. To define the permission.
5. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
6. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).



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7. In the interests of the safety and convenience of users of the highway. (Saved LP policy MV10 of the Stafford Borough Local Plan 2001).
8. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
9. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
10. To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site (Saved Policy E&D4 and E&D50 of the Stafford Borough Local Plan 2001).
11. In order to determine the risk posed by the contamination present on the site to 'controlled waters' receptors, including any necessary remediation strategy (Policies 109 and 121 of the National Planning Policy Framework).
12. To ensure that any remedial works required as an outcome of the site investigation and risk assessment are completed to a satisfactory standard (Policies 109 and 121 of the National Planning Policy Framework).
13. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).
14. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).



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15. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).
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20. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).
22. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).



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23. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).
24. In order to protect the future occupiers of the proposed development from any environmental risks associated with application site (Policies 109 and 121 of the National Planning Policy Framework).
25. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
26. To safeguard the residential occupiers of the proposed development from the effects of undue noise (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
27. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
28. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
29. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
30. To secure appropriate biodiversity mitigation, compensation and management in respect of the Astonfields Site of Biological Interest (Saved Policy E&D28, E&D36, E&D39 and E&D40 of the Stafford Borough Local Plan 2001)



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INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.
- 2 That the applicants' attention be drawn to the comments of the Highway Authority, Environment Agency, Police Architectural Liaison Officer, Contamination Land Officer.

A handwritten signature in black ink, appearing to read "E. Mander".

Head of Planning and Regeneration, On behalf of the Council