

## Haughton – Applications within the Settlement Boundaries

<b>Number</b>	<b>Location</b>	<b>Application Number</b>	<b>Decision</b>	<b>Decision Notice</b>	<b>Location Plan</b>
1	Land Adjacent The Rectory, Rectory Lane, Haughton	13/19305/OUT	Approved	Yes	8751/4



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Date Registered 16 September 2013  
Decision Date 16 December 2013  
Issued Date 16 December 2013

## TOWN AND COUNTRY PLANNING ACT 1990

### PERMISSION FOR DEVELOPMENT

Application No: 13/19305/OUT  
Proposed Residential development of up to 11 dwellings  
Development  
Location Land Adjacent The Rectory Rectory Lane Haughton  
O. S. Reference: 386661 320543

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. Approval of the details of the landscaping (both hard and soft landscaping and boundary treatments) of the site, the scale, layout and external appearance of the buildings (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
3. The development hereby permitted shall be begun before the expiration of one year from the date of approval of the last of the reserved matters to be approved.
4. Except insofar as may be otherwise required by other conditions to which this permission is subject the development comprising up to 11 dwellings shall be carried out in accordance with the following listed plans:

No. 8751/1, 'Site as existing', dated August 2013;

No. 8751/3, 'Proposed plan showing root protection areas' dated August 2013; and



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No. 8751/4, 'Location plan', dated August 2013.

5. The development hereby permitted shall not be commenced until details have been submitted to and approved in writing by the local planning authority indicating all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall which shall thereafter be constructed in accordance with the approved drawings.

6. 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:

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 first occupation of the development.

7. Any works to trees to be undertaken during the bird-nesting season (March to August) shall not be undertaken until a method statement for the protection/avoidance of nesting birds has first been submitted to and approved in writing by the local planning authority. Once approved in writing by the local planning authority the method statement shall be fully adhered to.





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8. No development shall commence until a scheme to install 3 Schwegler bird boxes in mature trees on the site have been submitted to and approved in writing by the local planning authority. The approved scheme shall be carried out in accordance with a timetable to be agreed by the local planning authority. The scheme shall thereafter be retained as approved.
9. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage & sewers, power & communication cables, pipelines etc. indicating lines, manholes supports etc.); retained historic landscaping features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation program. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.
10. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These





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details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed

mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details unless the local planning authority gives written consent to any variation.

11. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way until a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.
12. In this condition "retained tree" means an existing tree which is to be retained  
in accordance with the approved plans and particulars; and paragraphs (a) and  
(b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.  
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work.  
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.  
(c) The erection of fencing for the protection of any retained tree shall be





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undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

13. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with the BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.





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14. Where the approved plans and particulars indicated that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.
15. All works, site works, demolition, construction and deliveries to the site shall only take place between the hours of 8:00am and 6:00pm Mondays to Fridays; 8:00 am to 2:00pm on Saturdays and not at all on Sundays or Bank Holidays.
16. Before any part of the approved development takes place full details of existing ground levels proposed ground levels and floor levels of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

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

1. The application has been made for outline permission only.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.



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3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. 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.
5. In the interests of highway safety (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
6. In the interests of highway safety (Saved Policy MV10 of the Stafford Borough Local Plan 2001).
7. In order to afford protection to any nesting birds for the site (Section 11 Conserving and Enhancing the Natural Environment of the National Planning Policy Framework).
8. To mitigate any loss of bird nesting opportunities in existing hedgerows (Policy 109 of the National Planning Policy Framework).
9. In the interests of amenity and to ensure a satisfactory form of development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
10. In the interests of amenity and to ensure a satisfactory form of development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).





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11. To enable the local planning authority to consider the scheme of development and the landscaping proposals in relation to the existing trees and hedges (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
12. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
13. To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important in the appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
14. To safeguard and protect the retained natural features that contribute to the amenity of the local area and that are important to the appearance of the development (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).
15. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
16. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 of the Stafford Borough Local Plan 2001).



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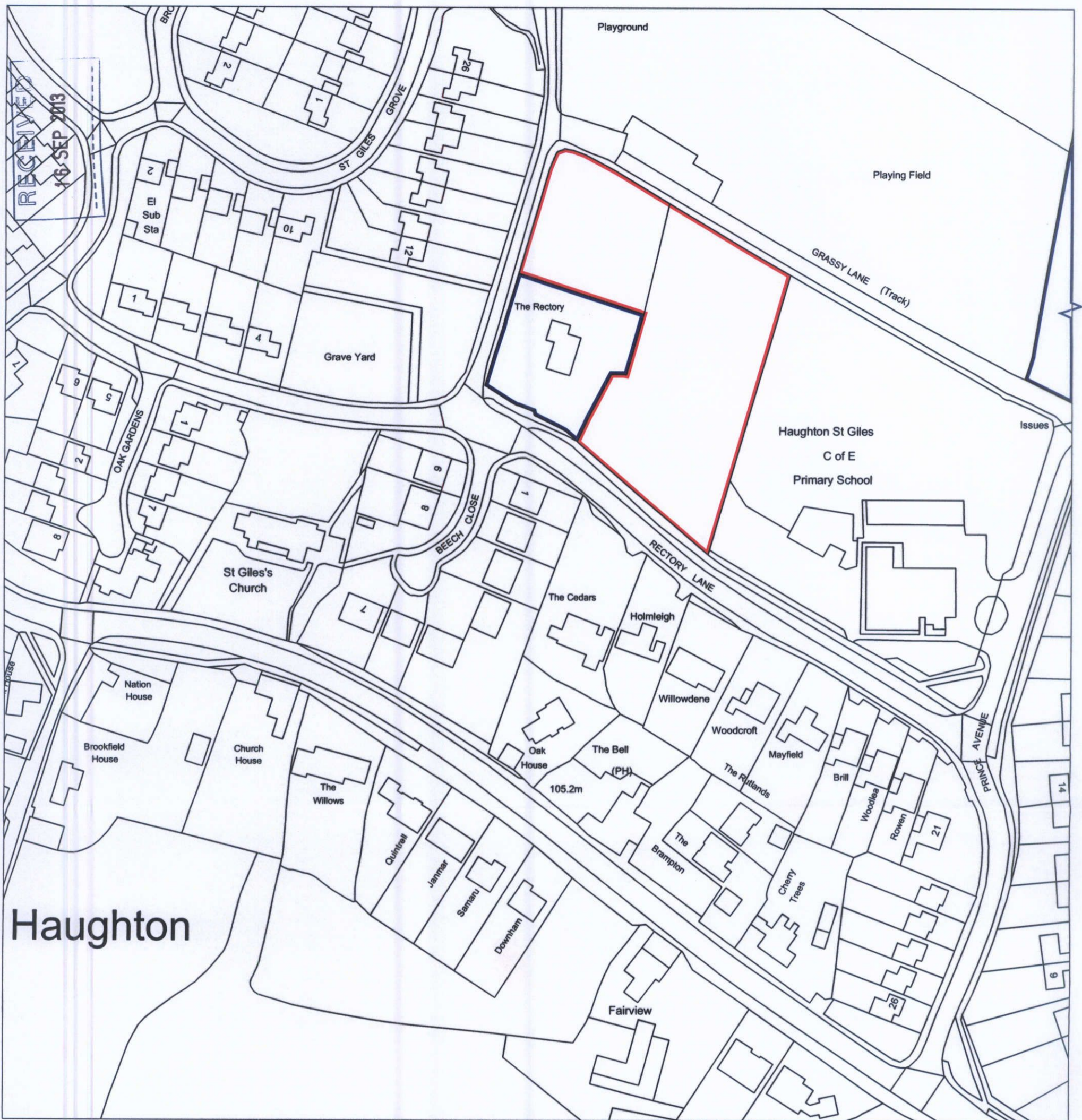
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INFORMATIVE(S)



- 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, Police Architectural Liaison Officer, Biodiversity Officer, Leisure and Cultural Services and Tree Officer.

Head of Planning and Regeneration  
On behalf of the Council





Location Plan, Rectory Lane, Haughton, Staffordshire.

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