

Stone – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Residential Development Off Chandlers Way, Stone	13/19771/FUL	Approved	Yes	3702/07A
2	Land At Trent Road, Stone	14/21338/FUL	Approved	Yes	589-LOC-01
3	Land Between Common Lane And Eccleshall Road, Stone	14/20854/OUT	Approved	Yes	SITE BOUNDARY 001/1
4	Rear Of Elmhurst Way, Stone	14/20885/FUL	Approved	Yes	313.100.01



Seddon Homes (JP) Ltd C/O VWB Architects FAO Mr Philip Bentley Milford House West Street Congleton Cheshire CW12 1JW	Date Registered Decision Date Issued Date	19 December 2013 12 March 2014 19 March 2014
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Ref: 12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	13/19771/FUL
Proposed Development	Erection of 9 two storey detached dwellings, garages and access road.
Location	Residential Development Off Chandlers Way Stone
O. S. Reference:	389684 334027

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. The approved plans are drawings numbered;

SCP/13283/ATR01 A
3702/07A
1858 - KER - 01
1858 - GAW - 01
1858 - OAK - 01
3851.04C
S/3/388
3702/06 C
3. Notwithstanding any description/details of external materials in the application documents, no development shall be commenced until precise details or samples of the materials to be used in the construction of the external wall(s) and) roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority.



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4. Notwithstanding the details contained within the submitted application, details of the height, type and position of the all site and plot boundary walls, fences and other means of enclosure for the formation of the amenity areas identified on Drwg. No.03 shall be submitted and approved in writing to the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
5. The approved boundary walls, fences and other means of enclosure approved in pursuance of the immediately previous condition of this permission shall be erected prior to the first occupation of the residential units and shall thereafter be maintained.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development)(Amendment) (No.2)(England) Order 2008 or as may be subsequently amended, in relation to the 9 no. dwellings hereby approved, no development described in Part 1 of the Schedule under Class A - the enlargement, improvement or other alteration of a dwellinghouse including windows and doors; Class B - enlargement of a dwellinghouse consisting of an addition or alteration to the roof; Class C- any other alteration to the roof; Class D - the erection of construction of a porch; Class E - the provision within the curtilage of a dwellinghouse of (a) any building or enclosure, etc. required for a purpose incidental to the enjoyment of the dwellinghouse and (b) a container for used for domestic heating purposes; Class F - the provision within the curtilage of a dwellinghouse of a hardsurface or its replacement and in Part 40 - Installation of Domestic Microgeneration Equipment, shall be carried out without the prior written permission of the Local Planning Authority.



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7. 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 [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.

8. 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.



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(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 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.



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- 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 an 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.
- 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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11. All works, site works, demolition, construction and deliveries to the site shall only take place between the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am to 2:00 pm on Saturdays and not at all on Sundays or Bank Holidays. There shall be no burning of materials on site and facilities shall be provided to damp down to prevent excessive dust.
12. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Atkinson Peck reference NG/C17107 dated 16 December 2013. The mitigation measures shall be fully implemented prior to occupation of any part of the development 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.
13. Notwithstanding the plans submitted with this application, prior to the commencement of the development, a plan showing the finished floor levels of the dwellings hereby approved, at no less 87.5m above Ordnance Datum (AOD), shall be submitted to and approved by the Local Planning Authority unless otherwise agreed in writing. The development shall proceed in accordance with the approved plan.
14. Road sweeping shall be carried out at regular intervals, both on site and on the access highway to prevent excessive dust.
15. Lighting to areas such as car parks, pathways, land, buildings, internal communal areas and stairways should be of a design and positioned not to cause a light nuisance to any neighbouring properties. Glare from any lighting must be kept to a minimum.
16. Prior to the first occupation of the development, the proposed access to the site shall be constructed in accordance with Drawing No. 3702/06, revision B.



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17. Before the proposed development commences, details shall be submitted 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.
18. The private drives shall have a gradient not exceeding 1:10 for a minimum distance of 5m rear of the highway boundary and shall be retained for the life of the development.
19. All garages shall be retained for the parking of vehicles and shall at no time be converted to living accommodation.

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.
3. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
4. To safeguard the amenities of neighbouring properties. (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).
5. To safeguard the amenities of neighbouring properties. (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).



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6. In the interests of amenity and to ensure a satisfactory form of development. (Saved Policy E&1(i) and E&D2(i) of the Stafford Borough Local Plan 2001).
7. In the interests of amenity and to ensure a satisfactory form of development. (Saved Policy E&1(i) and E&D2(i) of the Stafford Borough Local Plan 2001).
8. 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&1(i) and E&D2(i) of the Stafford Borough Local Plan 2001).
9. 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&1(i) and E&D2(i) of the Stafford Borough Local Plan 2001).
10. In order to afford protection to any nesting birds on the site (Section 11 Conserving and Enhancing the Natural Environment of the National Planning Policy Framework).
11. 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).
12. To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants. (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).



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13. To reduce the risk of flooding to the proposed development and future occupants. (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).
14. To safeguard the amenities of neighbouring properties. (Saved Policy E&D1 (i) of the Stafford Borough Local Plan 2001).
15. To safeguard the amenities of neighbouring properties. (Saved Policy E&D1 (i) of the Stafford Borough Local Plan 2001).
16. In the interests of highway safety. (Saved Policy MV10 of the Stafford Borough Council Local Plan 2001)
17. In the interests of highway safety. (Saved Policy MV10 of the Stafford Borough Council Local Plan 2001)
18. In the interests of highway safety. (Saved Policy MV10 of the Stafford Borough Council Local Plan 2001)
19. In the interests of highway safety. (Saved Policy MV10 of the Stafford Borough Council Local Plan 2001).

INFORMATIVE(S)

- 1 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and following the applicant's amendments, the proposal is considered to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.



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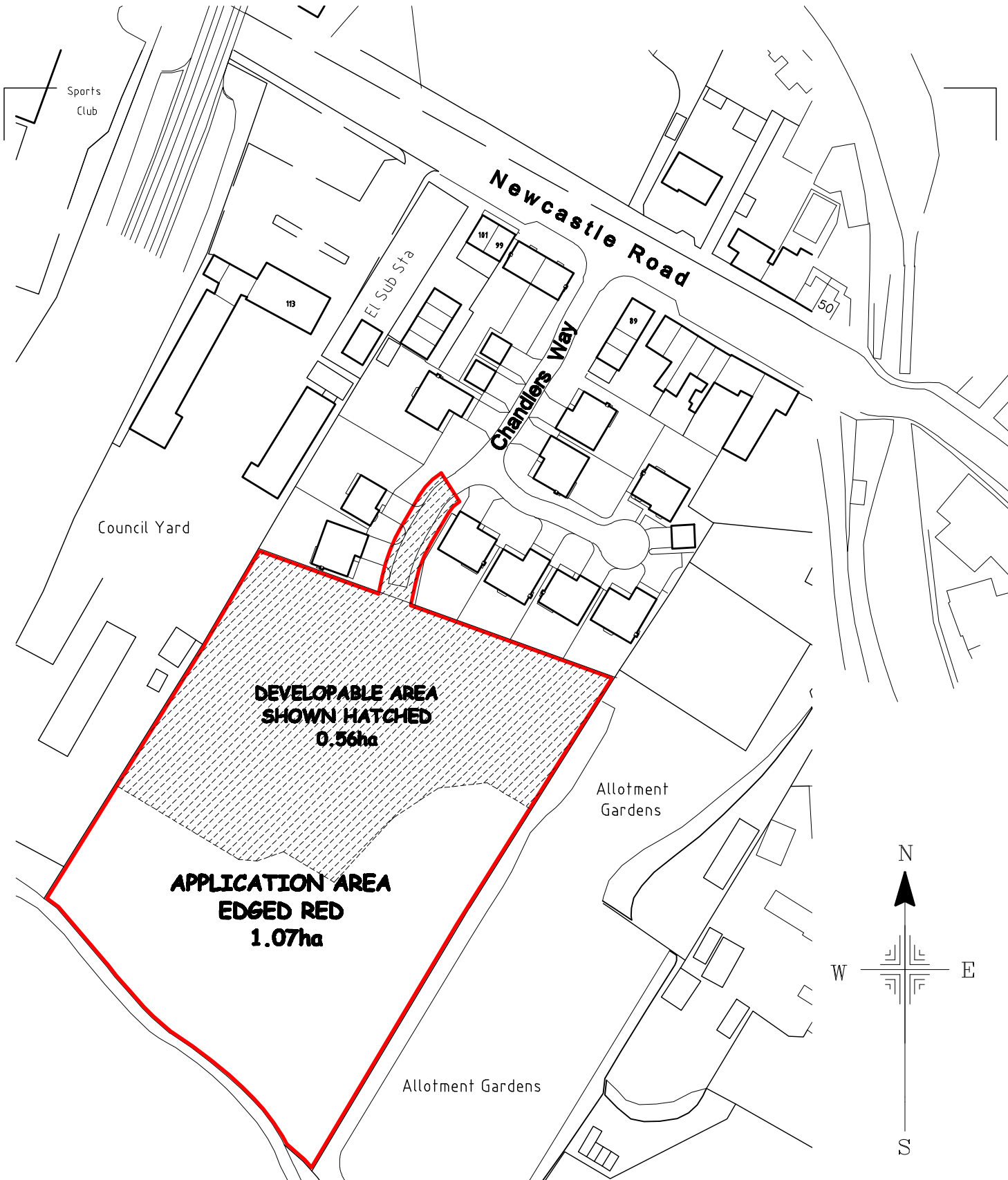
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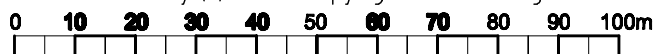
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- 2 The works required within condition 17 require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

Head of Planning and Regeneration
On behalf of the Council



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REV A. MINOR AMENDMENT TO RED LINE AND AREAS. DEC '13

V W B ARCHITECTS

Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891

PROJECT LAND OFF CHANDLERS WAY, STONE

SCALE 1:1250@A4

CLIENT SEDDON HOMES (JP) LTD

DATE DEC '13

TITLE LOCATION PLAN

DRWG. No. 3702/07A



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PERMISSION FOR DEVELOPMENT

Application No: 14/21338/FUL
Proposed Development Location: Erection of 33 dwellings, vehicular access, public open space and associated landscaping and new footbridge
Land At Trent Road Stone Staffordshire
O. S. Reference: 389493 334124

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. The development shall be implemented in accordance with the approved details, as contained within:

Application forms
Design and Access Statement
Drawing Numbers:
Site Location Plan Ref: 589-LOC-01
Ordnance Survey based location plan D001A
Site Analysis Plan ref: 589-SA-01
Concept Plan ref: 589-CP-01
Site Layout ref: 589-SL-01 rev D
Landscape Master Plan ref: A2 665/101B
Street Scenes ref: 589-SS-01
House Type Gawsworth ref: 1826-GAW-01
House Type Oakworth ref 1826-OAK-01



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House Type Marsden ref: 1826-MAR-01 and 1826-MAR-02
House Type Brearley ref: 1826-BRE-01 and 1826-BRE-02
House Type Lawton ref: 1826-LAW-01
House Type Bowland ref: 1826-BOW-01
House Type Shelley ref: 1826-SHE-01
House Type Brierfield ref: 1826-BRI-01
Apartments ref: 1826-APT-01
Double Garage ref: 1826-GA1.07
0.5m Knee Rail Detail ref: LS01
1.5m Fence Detail ref: LS.02
1.8m Fence Detail ref: LS.03
1.8m Screen Wall Detail ref: LS10 rev B
Public Open Space ref: 665/401 rev E and 665/402 rev D
Street Planting ref: 665/403 rev A and 665/404 rev A
Option A Footpath J300/Access/ Fig 1 Revision B

except as may otherwise be required by conditions attached to this consent.

3. No dwelling hereby approved shall be occupied until the public open space shown on the approved plans (665/401 Rev E and 665/402 Rev D) has been implemented. All plantings shown within the public open space shall be implemented and maintained in accordance with conditions 5 and 6 of this consent, unless otherwise required by the management scheme approved under condition 32.



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4. No development works shall commence in relation to the development until all details (materials finish and location) of hard landscaping materials not defined within the approved documents listed in condition 2 have been submitted to and approved in writing by the local planning authority.
5. The landscaping and planting scheme approved in pursuance of conditions 2 and 4 of this permission shall be implemented within eight months of the development being brought into use.
6. Any tree, hedge or shrub planted as part of a landscaping scheme (or replacement tree/hedge) on the site and which dies or is lost through any cause during a period of 5 years from the date of first planting shall be replaced in the next planting season.
7. In the event that it is proposed to implement the approved development in phases no works shall be commenced in relation to the development until a scheme identifying the phasing of the development has been submitted to and approved in writing by the local planning authority. The scheme of phasing shall include provision for the submission of all necessary condition details and implementation of all works required under conditions attached to this consent at appropriate stages in that phasing. The development shall thereafter be implemented in accordance with any approved phasing details.



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8. No works shall commence in relation to the development until details of a suitable acoustic fence and/or other acoustic mitigation measures to be incorporated into the development have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and no dwelling affected by the approved acoustic mitigation works shall be occupied until the approved details have been implemented.
9. The development hereby permitted shall not be commenced until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works.
10. The boundary treatments and internal site fences/walls/rails shall be implemented prior to the completion of the development in accordance with the approved plans.
11. No construction works shall commence in relation to any houses or boundary/retaining walls and fences until details of the external/facing materials not otherwise defined within the approved documents (fabric, size, texture, colour and finish) have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.



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12. Notwithstanding the details shown on the approved plans no works shall commence in relation to the development until details of the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall ensure that all surface and foul water drainage is directed away from the railway. The approved scheme shall be implemented in accordance with the approved details before the development is first brought into use.
13. The development hereby permitted shall not be commenced until percolation tests, soakaway design to BRE 365 and attenuation calculations, to the parameters as defined in Section 6 of the Flood Risk Assessment compiled by RSK ref: 880468 R1 dated December 2013 has been submitted to and approved in writing by the local planning authority.
14. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by RSK ref 880468 R1(1) dated December 2013 and addendum email ref P880468/L01/CW dated 3 February 2014 and the following mitigation measures detailed these documents:
 1. Limiting the surface water discharge to from the site to 5l/s
 2. Finished floor levels are set no lower than 87.21m above Ordnance Datum (AOD)

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 periods as may subsequently be agreed in writing by the local planning authority.



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15. No development shall be commenced until full details of ground levels, earthworks and excavations have been submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.
16. No element of the development shall be occupied until a suitable trespass proof fence has been constructed adjacent to the railway boundary in accordance with details to have first been submitted to and approved in writing by the local planning authority.
17. No works shall commence in relation to the development until details of any vibro-impact works on the site, including a risk assessment and method statement, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.
18. All deliveries to or collections from the site and all works including demolition site works and construction shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, 8.00am to 2.00pm Saturdays and not at all on Sundays or bank holidays.
19. Any equipment which must be left running outside the allowed working hours (condition 18) shall be inaudible at the boundary of occupied residential dwellings adjoining the site or within other phases of development as approved under the terms of this consent.

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20. No works shall commence until details of bin recycling facilities/areas and access routes to serve each dwelling have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the associated bin recycling storage facility and access routes have been provided in accordance with the approved details.
21. No development works shall commence until dust suppression mitigation and has been positioned on the site in accordance with details previously submitted to and approved in writing by the local planning authority. The facilities shall be operated in accordance with the approved details throughout the period of the development works.
22. The development hereby permitted shall not be brought into use until the visibility splays of 2.4(m) x 43(m) shown on Drawing No. J300/Access/Fig 1, Revision B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
23. Prior to first occupation the pedestrian visibility splays of 1.5(m) x 1.5(m) shown on Drawing No. J300/Access/Fig 1, Revision B shall be provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and shall thereafter be retained as such for the lifetime of the development.



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24. The private drives shall have a gradient not exceeding 1:10 for a minimum distance of 5m rear of the highway boundary and be surfaced in a bound material prior to first occupation, which thereafter shall be retained for the life of the development.
25. All garages and parking spaces shown on the approved plans shall be retained for the parking of motor vehicles and shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
26. No development shall take place until details of all proposed ground works, hard landscaping features (design and construction) and any above or below ground service provision taking place within the root protection areas of the existing retained trees have been submitted to the local planning authority and approved in writing. The development shall only be implemented in accordance with the approved details.
27. 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.



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28. 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 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.



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29. 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 an 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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30. 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.
31. A footbridge as indicated on drawing 665/402 rev D shall be constructed either in accordance with any approval granted under planning application 14/21339/FUL or in accordance with alternative details previously submitted to and approved in writing by the Local Planning Authority. This footbridge shall be completed and brought into use before 90 (ninety) percent of the dwellings are first occupied. (Any alternative details to be submitted shall include location, design, materials and finishes for the bridge as well as details of any associated surfacing and ground works or re-profiling of the adjacent water channel that may be required in relation to the servicing, maintenance and construction of the bridge. These details shall be accompanied by any Flood Risk Assessment or updated Flood Risk Assessment that may be required due to changes in the bridge design or the flooding risk within the local area, as confirmed as appropriate by the Environment Agency or Lead Flood Authority.)



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32. No works shall commence in relation to the development until details of a suitable management scheme designed to ensure the establishment and future maintenance of the open space shown to the southern part of the site alongside the water channel (the area as hatched in green on the attached plan No.589-SL-01 rev E) has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and maintained accordingly thereafter.
33. No dwelling hereby approved shall be occupied until a fence or other means of enclosure designed to control access to the watercourse along the south-western boundary of the site has been erected in accordance with details previously submitted to and approved in writing by the local planning authority. The details shall include siting, materials, finish and design.

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

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission.
3. In order to ensure that the amenity of residents and the area is protected and the designated green infrastructure is enhanced with regard to Policy N4 of The Plan for Stafford Borough.



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4. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
5. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
6. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
7. To define the permission.
8. To safeguard the occupiers of the approved dwelling(s) from undue noise. (Policy N1e of The Plan for Stafford Borough).
9. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
10. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
11. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
12. To ensure the provision of adequate drainage facilities, to prevent the pollution of any adjacent watercourses, wells and aquifers and to ensure that no harm results to the adjoining railway. (Policy N2 of The Plan for Stafford Borough).



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13. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers while avoiding any additional flooding risk. (Policy N2 of The Plan for Stafford Borough).
14. To ensure the provision of adequate drainage facilities and to prevent the pollution of any adjacent watercourses, wells and aquifers while avoiding any additional flooding risk. (Policy N2 of The Plan for Stafford Borough).
15. In order to define the permission and ensure that the development does not result in harm to the stability or safety of the neighbouring railway line and embankment.
16. In order to ensure that the development does not result in harm to the safety or operation of the adjoining railway.
17. In order to define the permission and ensure that the development does not result in harm to the stability or safety of the neighbouring railway line and embankment.
18. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
19. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).



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20. In order to ensure that adequate facilities are available and the appearance of the development is satisfactory (Policy N1e and Policy N2).
21. To safeguard the amenity of neighbouring residents in accordance with Policy N1e of The Plan for Stafford Borough.
22. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
23. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
24. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
25. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
26. In the interests of amenity in order to ensure that the development does not result in harm to plantings that contribute to the visual character and biodiversity of the area (Policy N1 and N4)
27. In the interests of amenity in order to ensure that the development does not result in harm to plantings that contribute to the visual character and biodiversity of the area (Policy N1 and N4)



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28. In the interests of amenity in order to ensure that the development does not result in harm to plantings that contribute to the visual character and biodiversity of the area (Policy N1 and N4)
29. In the interests of amenity in order to ensure that the development does not result in harm to plantings that contribute to the visual character and biodiversity of the area (Policy N1 and N4)
30. In the interests of amenity in order to ensure that the development does not result in harm to plantings that contribute to the visual character and biodiversity of the area (Policy N1 and N4)
31. To ensure adequate and improved access into the area of green infrastructure. (Policy N4 of the Plan for Stafford Borough).
32. In order to define the permission and ensure the appropriate management of the proposed open space corridor thereby ensuring enhancement of the local Green Infrastructure in accordance with Policy N4 of the Plan for Stafford Borough.
33. To ensure the appropriate appearance of the development and protect public safety by preventing unrestricted access to the neighbouring watercourse (Policy N4gi and hii of The Plan for Stafford Borough)

INFORMATIVE(S)

- 1 The developers attention is drawn to the comments of the Environment Agency, Network Rail and Highway Authority as contained in their consultation responses to this application.



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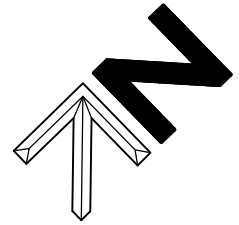
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PERMISSION FOR DEVELOPMENT

- 2 The proposal has been subject to pre-application discussion to ensure adequate quality of submission and is considered to represent sustainable development in accordance with national and local policy.

Head of Planning and Regeneration
On behalf of the Council



REVISIONS



PICEA DESIGN LTD
 PLANNING AND DEVELOPMENT CONSULTANTS
 50 CONGLETON ROAD SANDBACH
 CHESHIRE CW11 1HG
 TEL : 01270-762953 & 07790-545024
 E-MAIL : roy@picedesign.co.uk

TITLE

**PROPOSED DEVELOPMENT
 AT
 LAND OFF TRENT ROAD
 STONE**

LOCATION PLAN

CAD REF.	PICEADDESIGN LTD/589-LOC-01
DATE	JUNE 2013
SCALE	1:1250 @ A3

DRAWING No.

TRENT ROAD STONE

589-LOC-01



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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/20854/OUT
Proposed Development Residential development (up to 92 dwellings), highway infrastructure, footpaths and cycle ways, public open space, landscaping, balancing pond and associated earthworks to facilitate surface water drainage and other ancillary infrastructure (outline with details of access)
Location Land Between Common Lane And Eccleshall Road Stone
O. S. Reference: 389328 332642

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. This is an outline planning permission only and approval of the details of appearance, layout and scale of the development and its landscaping (the reserved matters) shall be obtained from the local planning authority in writing for a phase of the development before any development is commenced in that phase.
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.

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4. The approved plans are drawing nos. SITE BOUNDARY ref. 001/1; 20577_03_001 Rev B and _003 only. The submitted Parameters Plan ref. 004/2 and Illustrative Masterplan ref. 002/9 have been submitted for illustrative purposes only and are not approved as part of this outline permission.
5. No more than 92 houses shall be constructed.
6. No development shall be carried out unless and until a scheme for laying out and equipping of an area of open space on the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no more than 20 dwellings shall be occupied before the approved scheme has been constructed and completed.
7. No development shall take place until a surface water drainage scheme for the proposals, based on sustainable drainage principles, on an assessment of the hydrological and hydrogeological context of the development, and informed by the submitted Flood Risk Assessment and the observations of the Environment Agency, has been submitted to and approved in writing by the local planning authority. Submitted details shall include a management plan and programme for its long-term maintenance. Thereafter no dwelling shall be occupied until the approved surface water drainage system has been constructed and the approved management plan shall be implemented in accordance with the approved programme.
8. This consent does not authorise the lopping, topping or felling of trees the subject of Tree Preservation Order No. 37 covering the site.

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11. Notwithstanding condition 1, 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 the submission of a revised root protection area for the Oak tree T28 and details of its protection during construction works e.g, no dig techniques; 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 programme. 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.
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.



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9. On first occupation of each dwelling, the occupiers shall be given a 'Welcome pack' providing information on the locality. It shall include educational and awareness raising information about (i) the location of local sites for recreation; and (ii) their facilities, activities and access arrangements especially on foot or by cycle. The specific content of the welcome pack shall be submitted to and approved in writing by the Local Planning Authority prior to development in each phase commencing.

10. 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 an 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 onto 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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- (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 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. Where the approved plans and particulars indicate 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 take place and be managed and how the trees etc. will be adequately protected during such a process.

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14. No development in a phase shall commence until details of the location, design and intensity of any artificial lighting in that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the phase shall not be first used until the approved lighting has been constructed and is operational, and it shall be retained.
15. The Travel Plan hereby approved shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the first occupation of each phase to the Local Planning Authority for approval for a period of five years from that first occupation of each phase.
16. A phase of the development hereby permitted shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority:-
 - layout of the site including disposition of buildings and provision of parking, turning and servicing;
 - means of surface water drainage from all areas to remain in private ownership;
 - full road construction details including longitudinal sections and a satisfactory means of draining roads to an outfall.

Thereafter the approved details shall be implemented before the occupation of the first dwelling or the occupation of the first dwelling in a phase.



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17. Notwithstanding the approved drawings, no development shall be carried out until details of the proposed access junction onto Eccleshall Road, incorporating two dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit, have been submitted to and approved in writing by the Local Planning Authority. Details shall include construction, surface water drainage and street lighting. Thereafter, the approved details shall be constructed before the first dwelling is occupied.
18. Notwithstanding the approved drawings, no development shall be carried out unless and until a full specification and drawings for the upgrade of the two bus stops shown on drawing no. 20577_03_003 has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved works shall be constructed before the occupation of the first dwelling.
19. No development shall be carried out unless and until details of the construction access have been submitted to and approved in writing by the Local Planning Authority. Thereafter, it shall be retained for the full period of construction of the dwellings.
20. No development shall be carried out until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. It shall include the management and routing of construction traffic, delivery times, internal compound arrangements and wheel washing facilities. Thereafter, the approved plan shall be implemented on the commencement of construction on the site and shall be adhered to for the full period of construction unless otherwise agreed in writing by the Local Planning Authority.

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21. 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.
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
23. Before the development is commenced details of all foul water drainage shall be submitted to and approved in writing by the Local Planning Authority.
24. No development shall take place within the area of the proposed scheme on the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work (to include post-excavation reporting and appropriate publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
25. Notwithstanding the provisions of condition 1, no development shall be carried out until an ecological management plan and programme for the site including measures for the mitigation of any impact on bat habitat and biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. It shall be informed by the submitted Ecological Reports and the observations of the Council's Biodiversity Officer. Thereafter, the approved management plan shall be implemented in accordance with the approved programme.



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26. No construction works shall be carried out, nor shall any machinery be operated, and nor shall any deliveries be taken onto or despatched from the site in any phase except between 08.00 and 18.00 Monday to Friday and between 08.00 and 14.00 on Saturdays. There shall be none at any time on Sundays, Bank or Public Holidays.
27. There shall be no burning on site.
28. No development shall be commenced in a phase until a construction method statement has been submitted to and approved in writing by the Local Planning Authority for that phase. It shall provide for:- i) location of the site compound ii) the parking of vehicles of site operatives and visitors iii) loading and unloading of plant and materials iv) storage of plant and materials v) wheel wash facilities and vi) the provision of perimeter fencing to reduce noise from construction. Thereafter a phase shall only be carried out in compliance with the approved method statement.

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

1. To enable the local planning authority to exercise proper control over these aspects of the development and to ensure that the development accords with local and national planning policy guidance.
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.
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.

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4. To define the permission.
5. To define the permission.
6. To ensure the provision of properly designed play facilities for the benefit of residents of the proposed dwellings. (Policy C7 of The Plan for Stafford Borough).
7. To minimise flood risk from the development (Section 10 of the National Planning Policy Framework).
8. To define the permission.
9. To mitigate any impact from potential visitors to the Cannock Chase Special Area of Conservation (Section 11 of the National Planning Policy Framework).
10. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
11. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
12. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
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14. To minimise light pollution and mitigate any impact on bat habitat (Paragraph 17 and Section 11 of the National Planning Policy Framework).
15. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
16. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
17. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
18. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
19. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
20. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
21. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
22. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
23. To minimise pollution of ground water and flood risk (Sections 10 and 11 of the National Planning Policy Framework).

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24. In order to afford proper archaeological investigation recording and protection. (Policy N9 of The Plan for Stafford Borough).
25. To maintain and enhance biodiversity (Section 11 of the National Planning Policy Framework).
26. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
27. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
28. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework.
- 2 The attention of the applicant is drawn to the attached advice of the Environment Agency, the Highway Authority and this Council's Biodiversity Officer and Tree Officer.



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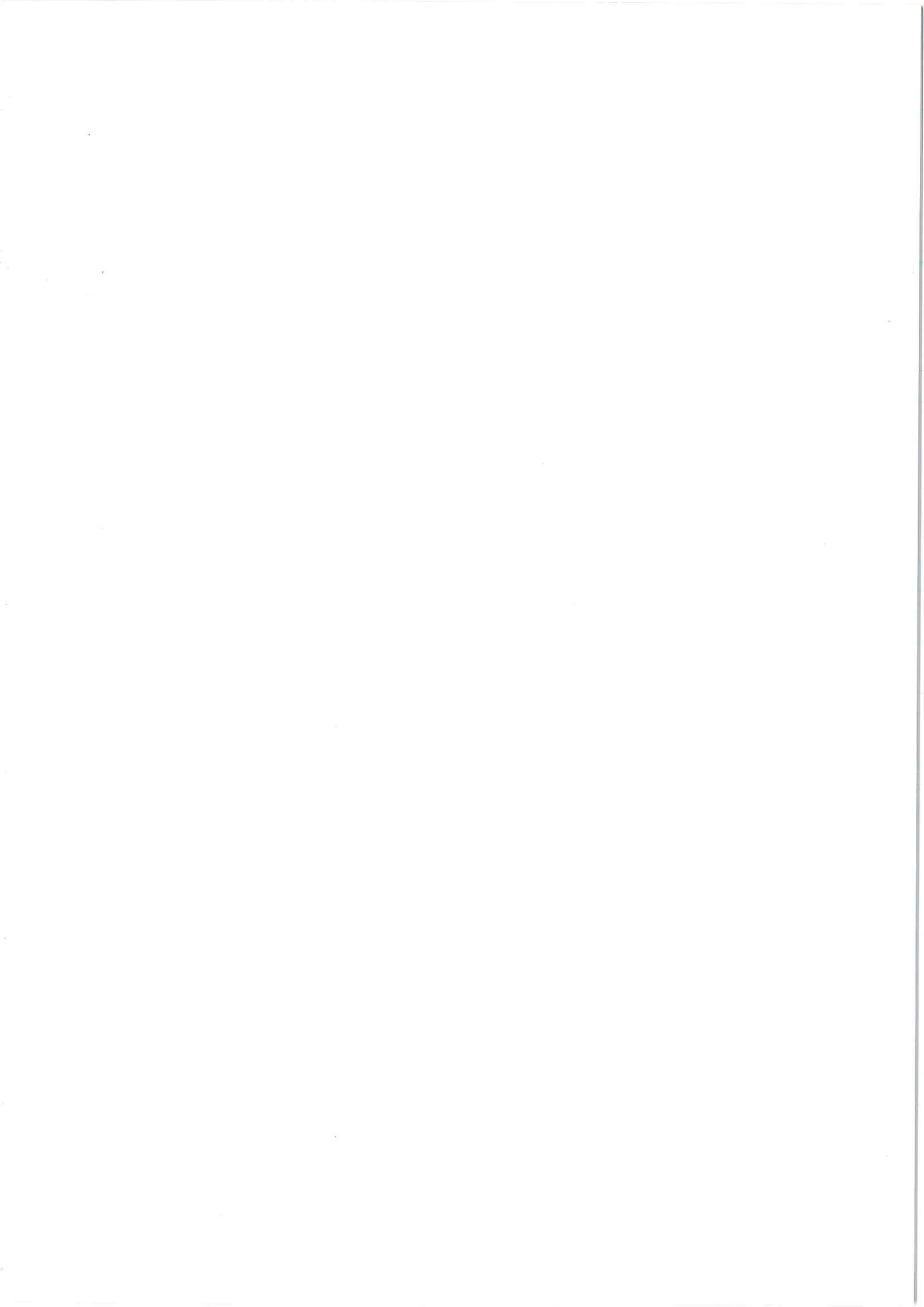
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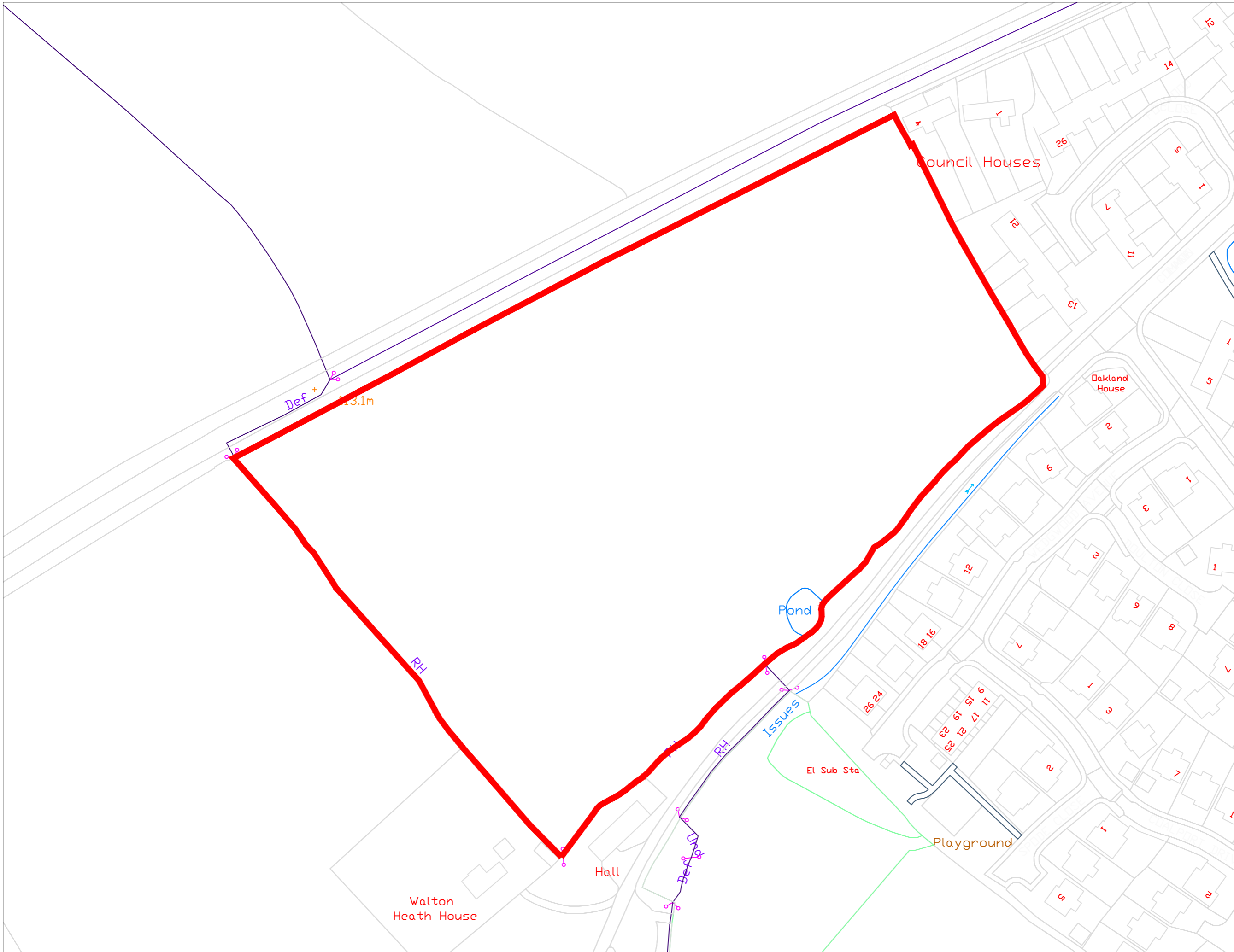
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT


Head of Planning and Regeneration
On behalf of the Council





 Site boundary (3.74ha)

Rev	Description	Date
1		


 Urban design consultants
 Creating a sense of place

Node Urban Design Ltd
 33 Holmfield Road
 Stonegate
 Leicester
 LE2 1SE

Development:
STONE

Drawing Ref:
SITE BOUNDARY

Date: 28.08.2013	Scale: 1:250@A3	Drawn: KK
Job Ref: TW-STONE	Ref: 001/1	



Kendrick Homes Ltd
Mr Andrew Cockayne
Westhill House
Hagley Road
Stourbridge
West Midlands
DY8 1RD

Date Registered 4 August 2014
Decision Date 4 December 2014
Issued Date 4 December 2014

TOWN AND COUNTRY PLANNING ACT 1990

Pelutz

PERMISSION FOR DEVELOPMENT

Application No: 14/20885/FUL
Proposed Development: Residential development of nine houses and associated garages
Location: Rear Of Elmhurst Way Stone Staffordshire
O. S. Reference: 390509 334897

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. The development hereby approved shall be carried out in accordance with drawing numbers 313.100.01; 313-100-02; 313.104.01; 313.105.01; 313.106.01; 313.107.01; 313.104.02; 313.105.02; 313.106.02; 313.107.02 and 313.108.01, received by the Local Planning Authority on 4th August 2014. The development shall also be carried out in accordance with the requirements of the documents entitled 'BS5837 Tree Survey' by Marlow Consulting Ltd dated 7th June 2013; 'Arboricultural Report to BS5837' by Marlow Consulting Ltd dated 8th October 2014; and the 'Extended Phase 1 Habitat Survey' by Cotswold Wildlife Surveys dated 12th July 2014 unless otherwise required by conditions attached to this permission.



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3. The development hereby permitted shall not commence until samples of the materials to be used in the construction of the external walls and roofs of the proposed dwellings have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be constructed using the approved materials and shall thereafter be satisfactorily retained at all times.
4. Details of the proposed treatment of the boundaries of the application site, and of the boundaries subdividing the individual housing plots, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The approved boundary treatment shall be completed in full before the houses hereby approved are first occupied and shall thereafter be satisfactorily retained for the lifetime of the development.
5. The first floor window, to be formed within the side (south eastern) facing elevation of the house to be erected on Plot 9, shall be obscure glazed unless otherwise agreed in writing by the Local Planning Authority. Details of the type of obscure glazing to be used shall be submitted to, and approved in writing by, the Local Planning Authority before development, relating to the erection of this property, commences. The window in question shall be obscure glazed in accordance with the approved details before this house is first occupied and shall thereafter be satisfactorily retained as such at all times for the lifetime of the development.
6. No windows or other openings, other than the window shown on the approved plans, shall be formed within the side (south eastern) facing elevation of the house on plot 9 unless otherwise agreed in writing by the Local Planning Authority.



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7. Details of the proposed means of surfacing, sealing and draining of all areas to be used by vehicles shall be submitted to and approved in writing by the Local Planning Authority before development commences. These details shall show the new access drives surfaced using a bound and porous material for a minimum distance of five metres measured from the back edge of the newly formed access road. The vehicular areas forming part of the development shall be surfaced, sealed and drained in accordance with the agreed details, and laid out as shown on approved drawing number 313.100.01, before the dwellings, hereby approved, are first occupied. They shall thereafter be retained at all times solely for the parking and turning of vehicles and to allow those vehicles access to and from the site.
8. The garages hereby approved shall be used solely for the parking of vehicles and for no other purpose whatsoever unless otherwise agreed in writing by the Local Planning Authority.
9. Wheel cleaning/washing facilities shall be installed on the site during the construction works. Details of these facilities, including details of their proposed position, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be installed in the approved position(s) before the approved development commences and shall thereafter be retained at all times during the construction works for use by vehicles exiting the site.
10. The private driveways serving the dwellings shall be constructed with a gradient not exceeding 1 in 10 unless otherwise agreed in writing by the Local Planning Authority.
11. The mitigation measures set out within the approved Phase 1 Habitat Survey shall be implemented in full as part of the approved development unless otherwise agreed in writing by the Local Planning Authority.



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12. Details of the existing and proposed ground levels, and of the finished ground floor levels of the proposed dwellings, shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The ground levels, and the finished ground floors of the dwellings, shall thereafter be set at the approved levels.
13. Notwithstanding the provisions of Part 1 and 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) the dwellings, hereby permitted, shall not be enlarged in any way nor shall any incidental building, structure or enclosure be erected within their curtilage unless planning permission has first been granted by the Local Planning Authority.
14. No development shall take place until details of the proposals for landscaping the development have been submitted to, and approved in writing by, the Local Planning Authority. The approved landscaping works shall be implemented in full within the first planting season following the completion of the development. Any plants or trees that are subsequently removed, 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.
15. 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.



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PERMISSION FOR DEVELOPMENT

16. 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 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 Planning 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.
17. 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, hedgerows and/or shrubs will be adequately protected during such a process.



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18. All construction works, including associated deliveries to and from the site, shall only take place between the hours of 08.00 and 18.00 hours Monday to Friday and between 08.00 and 14.00 hours on Saturdays and not at all on Sundays and Bank Holidays.

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

1. To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To define the permission in accordance with the requirements of Policies SP7, Stone 1, T1, T2, N1, N4 and N8 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
3. To ensure the satisfactory appearance of the development in accordance with the requirements of Policies SP7 and N1 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
4. To ensure the satisfactory appearance of the development in accordance with the requirements of Policies SP7 and N1 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
5. To safeguard the amenities of the occupiers of 4 Elmhurst Way in accordance with the requirements of Policies SP7 and N1 of the Plan for Stafford Borough 2011-2031.



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PERMISSION FOR DEVELOPMENT

6. To safeguard the amenities of the occupiers of 4 Elmhurst Way in accordance with the requirements of Policies SP7 and N1 of the Plan for Stafford Borough 2011-2031.
7. In the interests of highway safety and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy T1 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
8. In order to ensure that a satisfactory level of parking remains available for use in conjunction with the development in accordance with the requirements of Policy T2 of the Plan for Stafford Borough 2011-2031, the Council's adopted car parking standards and the relevant provisions of the National Planning Policy Framework.
9. In the interests of highway safety in accordance with the requirements of Policies T1 and T2 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
10. In the interests of highway safety in accordance with the requirements of Policies T1 and T2 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
11. In the interests of safeguarding protected wildlife, in accordance with the requirements of Policies SP7 and N4 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.



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12. In the interests of safeguarding adjoining trees, and so as to ensure that the development will harmonize with its surroundings, in accordance with the requirements of Policies N1 and N4 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
13. To enable the Local Planning Authority to retain control over future extensions and new buildings in the interests of safeguarding adjoining trees, in accordance with the requirements of Policies N4 and N8 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
14. To ensure the satisfactory appearance of the development, in accordance with the requirements of Policies SP7, N1 and N4 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
15. To ensure the satisfactory appearance of the development, and in the interests of safeguarding the adjoining trees, in accordance with the requirements of Policies SP7, N1, N4 and N8 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework.
16. In the interests of safeguarding trees, shrubs, hedges and bushes that are to be retained in accordance with the requirements of Policies N4 and N8 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework
17. In the interests of safeguarding trees, shrubs, hedges and bushes that are to be retained in accordance with the requirements of Policies N4 and N8 of the Plan for Stafford Borough 2011-2031 and the relevant provisions of the National Planning Policy Framework



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18. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

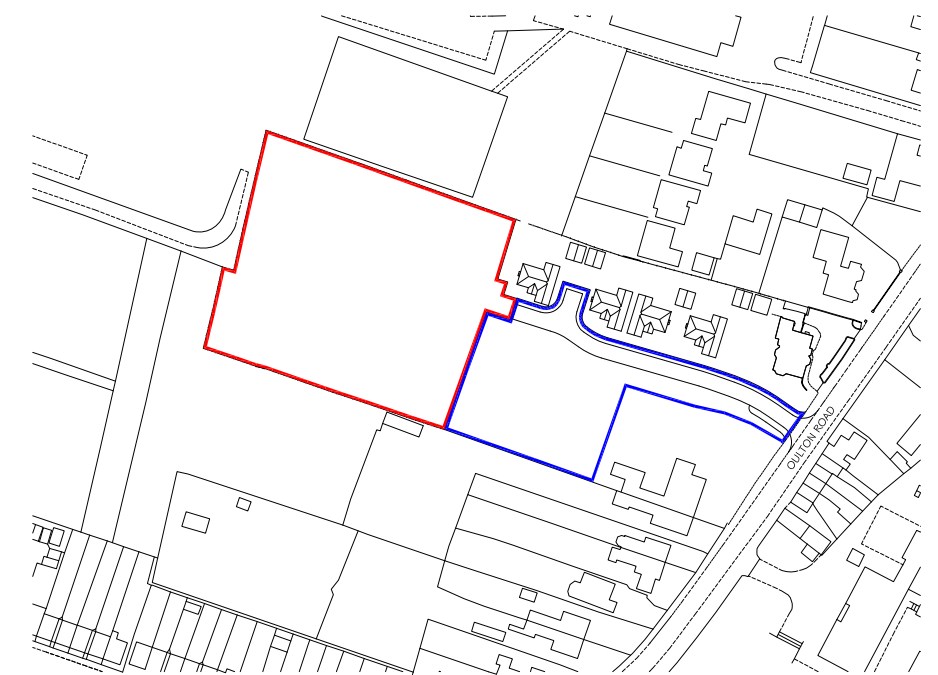
INFORMATIVE(S)

- 1 The Local Planning Authority has taken into account paragraphs 186 and 187 of the National Planning Policy Framework concerning the need to work positively with applicants to secure developments that improve the economic, social and environmental concerns of the area. Consideration has been given to the imposition of conditions to ensure the application can be approved.
- 2 Your attention is drawn to the attached comments of the Police Architectural Liaison Officer.
- 3 The works referred to in condition 7 will require approval under Section 7 of the Staffordshire Act 1983 and will also require a Section 38 Agreement under the terms of the Highways Act 1980. For further information about this you are advised to contact Staffordshire County Council as the Local Highway Authority.
- 4 Please note that this approval is subject to the requirements of a Section 106 Obligation.

Head of Planning and Regeneration
On behalf of the Council



SITE LAYOUT 1:500



SITE LOCATION 1:2500

DEVELOPMENT CONSTRUCTED
PLANNING APPROVAL 11/15789/FUL.

DEVELOPMENT TO BE
CONSTRUCTED AS PLANNING
APPROVAL 13/19192/FUL

LEGEND

- TREE PROTECTION ZONE
- NEW PLANTING
- NEW TREES
- GRASS
- SITE BOUNDARY
- PLOT DIVISION

Job: LAND REAR OF ELMHURST WAY, STONE, STAFFORDSHIRE

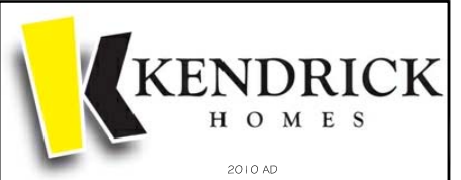
Title: SITE LAYOUT & SITE LOCATION PLAN

Date: JULY '14

Drawing No: 313.100.01

Scale: AS STATED

Revision: -



2010 AD