

Woodseaves – Applications within the Settlement Boundaries

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land Adjacent To New Farm, Stafford Road, Woodseaves	14/21034/OUT	Approved	Yes	2176-100
2	Land Adjoining The Reform House, Newport Road Woodseaves	14/20946/REM 11/15533/OUT	Approved Approved	Yes Yes	Location plan at 1:1250 Site Plan: RT-1710-6A



Mr T Talbot
C/O Willardwillard
Paradise Farm
Main Road
Hollington
Stoke-on-trent
Staffordshire
ST10 4HX

Date Registered 12 September 2014
Decision Date 1 April 2015
Issued Date 2 April 2015

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/21034/OUT
Proposed Development Outline planning application for residential development
Location Land Adjacent To New Farm Stafford Road Woodseaves
O. S. Reference: 380006 325258

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 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.
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. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.



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4. This permission relates to the originally submitted details and specification and to the following drawings, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence:-

drawing no: 2176-100
drawing no: 2176-101-A
drawing no: 2176-102
drawing no: 2176-103
drawing no: 2176-104
drawing no: 2176-105

5. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:- means of access;- Provision of parking, turning and servicing within the site curtilage;- Means of surface water drainage for areas intended to remain in private ownership; - Surfacing materials.

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

6. Details pursuant of the reserved matter consent shall indicate visibility splays of 2.4m x 43m at the site access and shall show no obstruction within the visibility splay over a height of 600mm above the adjacent carriageway level.
7. Details pursuant of the reserved matter consent shall indicate a 2m wide footway across the site frontage to the B5405 Stafford Road.



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PERMISSION FOR DEVELOPMENT

8. All works, including demolition, site works and construction together with any deliveries 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 Saturdays and not at all on Sundays or bank holidays
9. All works shall be in accordance with the recommendations set out in the ecological impact assessment by EcoTech (September 2014). This shall include the installation of a bat box and 4 bird boxes in appropriate locations.
10. Consent is granted for a maximum of 11 dwellings

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 comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.
3. For the avoidance of doubt as to what is permitted as this is only an approval of an outline planning permission.
4. To define the permission.
5. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).



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PERMISSION FOR DEVELOPMENT

7. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
8. To safeguard the amenities of the area (Policy N1e of The Plan for Stafford Borough).
9. In order to ensure that the development does not result in damage or harm to legally protected species or their habitat/roost. (Policy N4 of The Plan for Stafford Borough & Paragraph 109 of the National Planning Policy Framework).
10. No provision is made for affordable housing which is required on developments of 12 dwellings or more. Policy C2 The plan For Stafford Borough 2011 - 2031

Head of Planning and Regeneration
On behalf of the Council

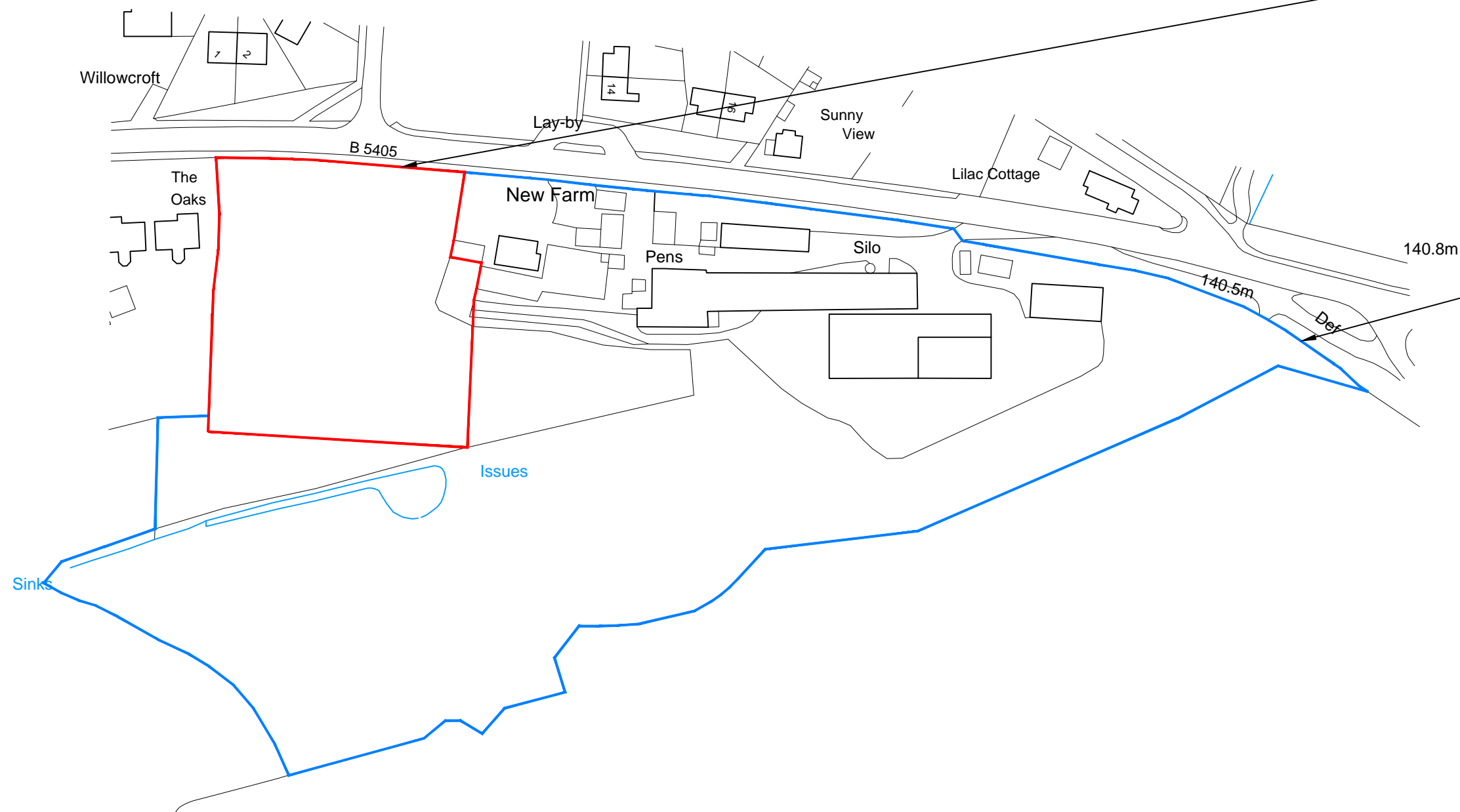
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REVISIONS

REV.	DESCRIPTION	DRAWN	CHKD.	DATE
1st	FIRST ISSUE	MD		03/09/14

NOTE: RED LINE INDICATES AREA OF THIS APPLICATION.

NOTE: BLUE LINED AREA INDICATES ADJOINING LAND ALSO OWNED BY THE APPLICANT.



Chartered Architects

6-7 Pearl House, Anson Court,
Staffordshire Technology Park,
Stafford, ST18 0GB

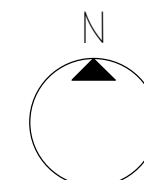
Tel. 01785 248 542
Fax. 01785 222 232

PROJECT
Outline Planning
for Mr Ted Talbot
at New Farm, Stafford Road,
Woodseaves, Stafford, ST20 0NR

DRAWING TITLE
Site location plan
Housing Scheme

SCALE	SHEET SIZE	No. of SHEETS	SHEET No.	CAD FILE
1:1250	A3	1	1	

DRAWING NUMBER
2176-100



SITE LOCATION PLAN, 1:1250

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Veldor Developments Ltd
C/O A G Dezign
Mr A Ganley
26A Main Street
Blackfordby
Swadlincote
Derbyshire
DE11 8AE

Date Registered 27 August 2014
Decision Date 21 October 2014
Issued Date 21 October 2014

Ref: 14/20946/REM

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/20946/REM
Proposed Development Location: Reserved Matters on application 11/15533/OUT - Condition 4 - Landscaping
Land Adjoining The Reform House Newport Road Woodseaves
O. S. Reference: 379819 325093

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 a reserved matters permission relating to landscaping, and shall be carried out in accordance with the outline permission 11/15533/OUT and the following listed plans and documents, except insofar as may be otherwise required by other conditions to which this permission is subject;
Location plan at 1:1250
drawing no: 020.015 rev C
2. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the local planning authority, unless the local planning authority gives written consent to any variation.



Veldor Developments Ltd
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Date Registered 27 August 2014
Decision Date 21 October 2014
Issued Date 21 October 2014

Ref: 14/012

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

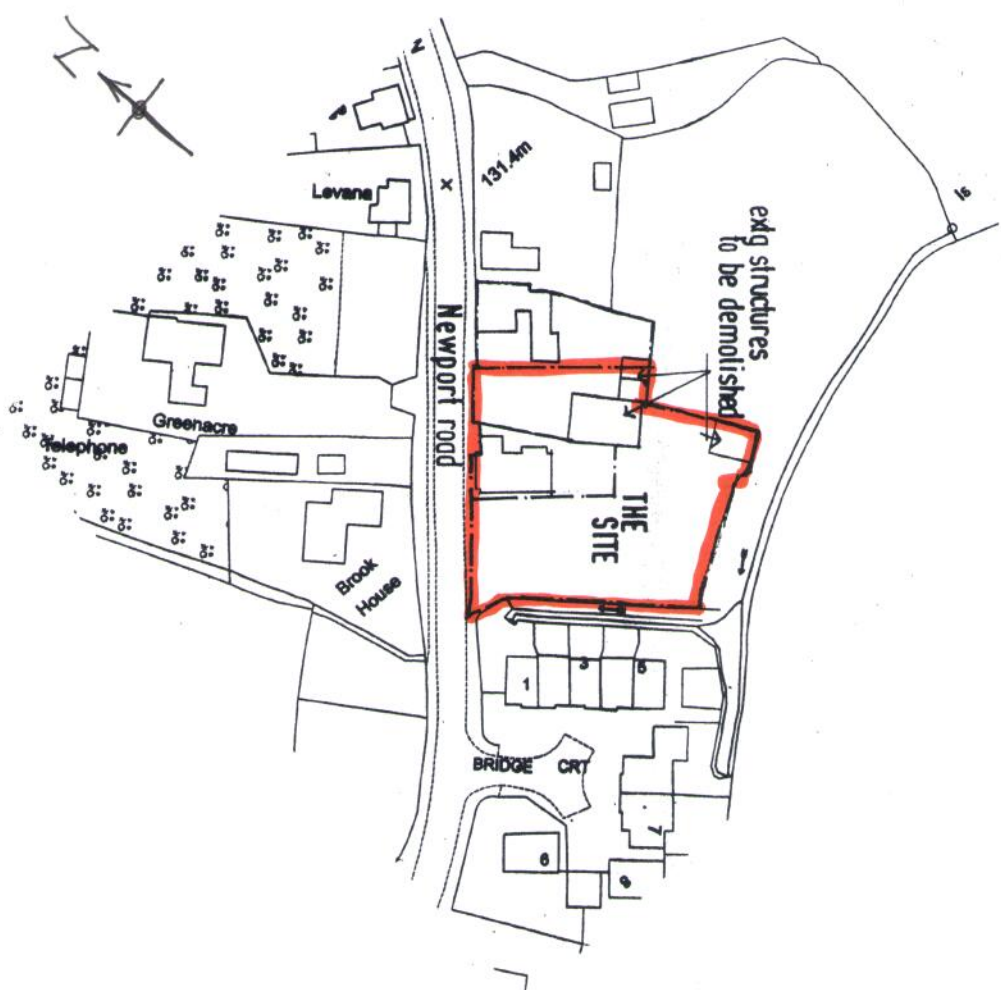
The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).

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.

Head of Planning and Regeneration
On behalf of the Council



LOCATION PLAN
1-1250



Bespoke Construction Services Ltd C/O Intec Design Maxi House Halesfield 20 Telford Shropshire TF7 4QU	Date Registered Decision Date Issued Date	15 July 2011 16 January 2013 25 January 2013
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No:	11/15533/OUT	
Proposed Development	Construction of six semi-detached dwellings and 3 no terraced town houses	
Location	Land Adjoining The Reform House Newport Road Woodseaves	
O. S. Reference:	379822	325094

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 hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification except insofar as may be otherwise required by other conditions to which the permission is subject.
4. Details of the landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Stafford Borough Council

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PERMISSION FOR DEVELOPMENT

5. 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.
6. Before the development is commenced details of the height, type and position of all boundary walls, retaining walls, fences, gates and other means of enclosure to be erected on the site, including the bins stores, shall be submitted to and approved in writing by the Local Planning Authority and shall be erected prior to the dwellings being occupied and thereafter retained as such.
7. No development shall be carried out until full details of existing and proposed levels of the site, access way and floor levels for the proposed dwellings (including their relationship to the levels of the highway and Reform House) have been approved in writing by the Local Planning Authority. The submitted details shall include full details of any retaining structures required to ensure the stability of the site. The development shall thereafter be carried out and in accordance with these approved details.
8. The landscaping and planting scheme approved in pursuance of condition 4 of this permission shall be implemented within the first planting season following the development being brought into use. 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.

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9. Prior to any site clearance or movement on to the site, Heras type protective fencing shall be installed at a distance as defined in BS5837: 2005 'Trees in relation to construction' around all retained trees for the entire duration of the development. The fencing shall be secured with diagonal scaffold stays, notices to be attached to fencing - 'Protected Area - No operations within fenced area. The land so enclosed shall be kept clear of all contractors' materials and machinery at all times.
10. The dwellings hereby approved shall not be occupied until the site access has been completed.
11. The development hereby permitted shall not be brought into use until the 2.4m by 70m visibility splays shown on the Drawing Number RT-1710-6A have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 60mm above the adjacent carriageway.
12. The development hereby permitted shall not be brought into use until the access drive, parking and turning areas have been provided in accordance with the submitted Drawing Number RT-1710-10A with the parking spaces clearly delineated to minimum dimensions of 2.4m wide by 4.8m in length, to be provided on an allocated basis and thereafter retained as such for the life of the development.
13. The development hereby permitted shall not be brought into use until the access drive rear of the public highway, parking and turning areas have been surfaced in a bound material in accordance with details to first be submitted to and approved in writing by the Local Planning Authority and thereafter retained as such for the life of the development.

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PERMISSION FOR DEVELOPMENT

14. The development hereby permitted shall not be commenced until details of off-site highway works comprising footway widening have been submitted to and approved in writing by the Local Planning Authority. These off site highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
15. The integral garage indicated on Drawing No RT-1710 -10A shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior approval of the Local Planning Authority in the form of a planning application.
16. The development hereby permitted shall not be commenced until details of the surface water drainage including the outfall and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development first being brought into use.
17. Prior to the commencement of development the following components of a scheme 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:
 - (1) A further site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (2) The site investigation results and the detailed risk assessment (1) 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.

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PERMISSION FOR DEVELOPMENT

- (3) A verification plan providing details of the data that will be collected in order to demonstrate the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
18. Prior to occupation a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate 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 arrangement for contingency action, as identified in the verification plans, and for the reporting of this to the Local Planning Authority.
19. If during development contamination not previously identified is found to be represent at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approved from the Local Planning Authority, for an amendment of the remediation strategy detailing how this unsuspected contamination shall be dealt with.
20. There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within 5 metres any watercourse.

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Ref:12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any other subsequent equivalent Orders, no development within Classes A (enlargement, improvement or alterations), B (enlargement by addition or alteration of roof), C (any other alteration to roof), D (porches), E (buildings, enclosure or other pool or maintenance of such, or container for storage of oil or liquid petroleum) shall be created in any of the hereby approved dwellings without the prior written approval of the Local Planning Authority in the form of a planning permission following the submission of a necessary further application.

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. 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. To define the permission.
4. For the avoidance doubt as to what is permitted as this is only an approval of an outline planning permission.
5. To ensure the satisfactory appearance of the development. (Saved Policy HOU5 (a) of the Stafford Borough Local Plan 2001).
6. To ensure the satisfactory appearance of the development. (Saved Policy HOU5 (a) of the Stafford Borough Local Plan 2001).

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7. To ensure the satisfactory appearance of the development. (Saved Policy HOU5 (a) of the Stafford Borough Local Plan 2001).
8. To safeguard the character and appearance of the area. (Saved Policy HOU5 (c) of the Stafford Borough Local Plan 2001).
9. To ensure adequate protection for these trees during construction. (Saved Policy E&D44 (iii) of the Stafford Borough Local Plan 2001).
10. In the interests of highway safety. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
11. In the interests of highway safety. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
12. In the interests of highway safety. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
13. In the interests of highway safety. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
14. In the interests of highway safety. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
15. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Saved Policy MV10 (d) of the Stafford Borough Local Plan 2001).
16. To ensure the provision of adequate drainage facilities and in the interest of highway safety (Saved Policy E&D4 (i) and MV10 (a) of the Stafford Borough Local Plan 2001).

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17. To ensure satisfactory remediation of the site from contamination and prevent the pollution of ground water (Saved Policy E&D55 of the Stafford Borough Local Plan 2001).
18. To ensure satisfactory remediation of the site from contamination and prevent the pollution of ground water (Saved Policy E&D55 of the Stafford Borough Local Plan 2001).
19. To ensure satisfactory remediation of the site from contamination and prevent the pollution of ground water (Saved Policy E&D55 of the Stafford Borough Local Plan 2001).
20. To maintain access to the watercourse for the maintenance or improvements and provide for overland flows. (Saved Policy E&D50 of the Stafford Borough Local Plan 2001.)
21. To ensure that further extensions to the dwellings or the erection or freestanding buildings do not harm the amenity of any proposed or existing property which would be contrary to Saved Policy HOU5 (a) and (c) of the Stafford Borough Local Plan 2001.

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003.

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Date Registered 15 July 2011
Decision Date 16 January 2013
Issued Date 25 January 2013

Page 2

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 2 That the applicants attention be drawn to the comments of the Highway Authority and Staffordshire Badger Conservation Group contained in the attached letters

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

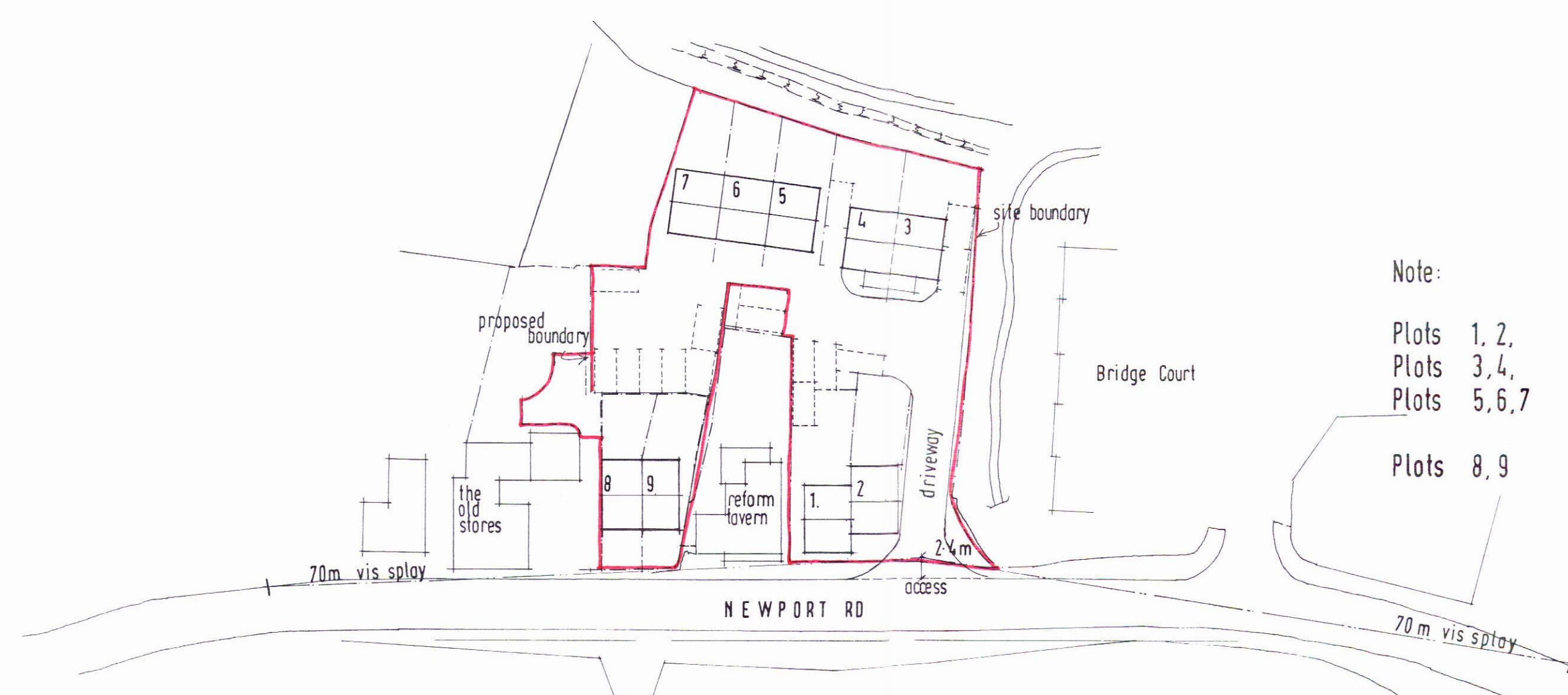
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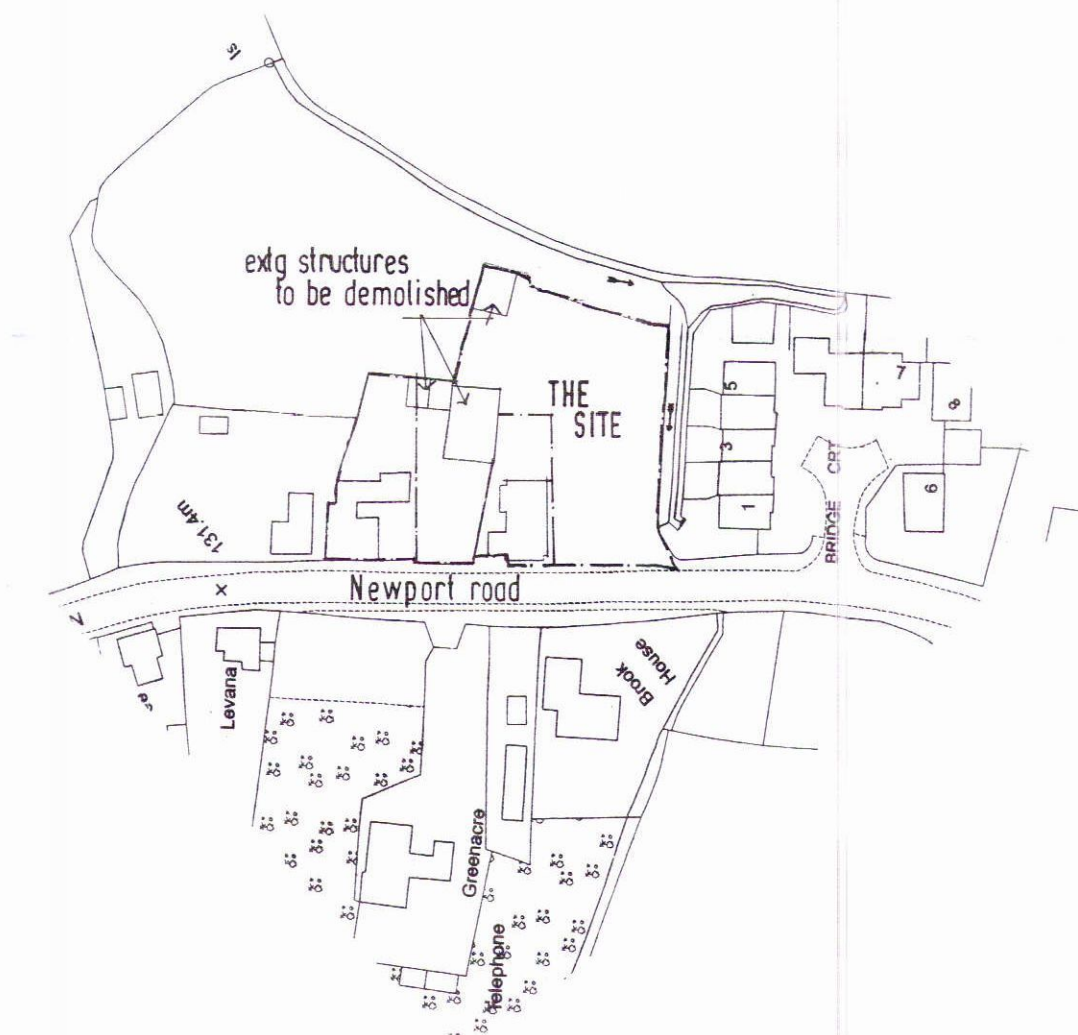
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SITE PLAN: - (2.4 x 70m visibility splays added)
 1:500
 (to be read in conjunction with drawing no: RT/1710/10)

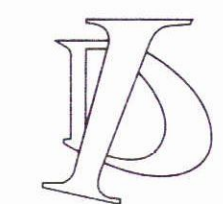


LOCATION PLAN
 1:1250

Note:

- Plots 1, 2,
- Plots 3, 4,
- Plots 5, 6, 7
- Plots 8, 9

- see drawing no: RT/1710/11
- " " " RT/1710/1
- see drawing no: RT/1710/3 & 4
- see drawing no: RT/1710/2



INTEC DESIGN
 MAXI HOUSE, HALESFIELD 25, TELFORD, SHROPSHIRE TF7 4QU
 TEL: 01952 682329

JOB: proposed development
 LAND ADJOINING THE REFORM TAVERN
 NEWPORT RD. WOODSEAVES STAFFORD

DRAWING: site plans

CLIENT: Bespoke Construction Services

Revisions		
A	site plan layout revised	may 2011

Figured dimensions only to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking dimensions relative to this work.

SCALE: 1:500 DATE: MARCH 2010
 1:1250

DRAWING No. RT/1710/6 A

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