

Application: 22/35765/FUL

Case Officer: Vanessa Blake

Date Registered: 28 March 2022

Target Decision Date: 27 June 2022
Extended To: 29 July 2022

Address: Former University Halls of Residence, Stafford Education and Enterprise Park, Weston Road, Stafford, Staffordshire, ST18 0AB

Ward: Milwich

Parish: Hopton and Coton

Proposal: Change of use from student accommodation to asylum seeker accommodation

Applicant: Serco Ltd

Recommendation: Approve, subject to conditions

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor F Beatty (Ward Member for Milwich) for the following reasons:

- “- Scale - concentration of refugees in one place
- Location - community concerns of risk of social tension
- Pressure on public services - the capacity of local health, education, police and other support services
- Permanent loss of the training support facilities because of change of use, at a time when learning and training provision is growing exponentially in Stafford - with the Learning Town ambitions, presence of three universities, international research of the new Health and Innovation Centre, invaluable expanding tertiary educational role of the town - we must not undermine its potential
- The permission is applied for until 2029, having changed the use of the site what are the plans thereafter? This aspect would need strict conditions applied.
- Inaccuracies 1) the argument is made that the impact of this influx of people will not have a detrimental impact on the surrounding areas as there will be less asylum seekers than students previously. There have been almost no students housed in the buildings for the last several years, during which two major surrounding residential developments have been built. 2) The complex is described as in the open countryside - it is not. 3) Part of the application states families may be housed, later that they will not.”

Context

This application relates to a purpose-built student accommodation building located to the south of Weston Road (A518). The site is 1.5 hectares in total and comprises a three-storey building arranged around a central courtyard and a single storey building. The building comprises of 12 connected blocks. There is parking to the front (north) and side (west). The site has an existing vehicular access and separate pedestrian access from Weston Road.

To the north of the site is a sports centre and pitches. To the northeast beyond the pitches there is a school and university centre. To the east is open space and Stafford Crematorium. To the south is a residential development. To the west is a fire station and health centre. To the north of Weston Road is a business park and former university grounds.

The site is within the designated Stafford settlement boundary. The site is also within 8km of the Cannock Chase Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI) impact risk zone. The site is also within Flood Zone 1.

Background

Planning permission was granted for the purpose-built student accommodation in the late 1990's across two phases with the western portion being built first. The accommodation comprises 556 bedrooms arranged as cluster flats with shared kitchens and bathrooms, 264 of the bedrooms have en-suites. The accommodation has not been fully occupied for a number of years and the application submission advises that the building will be unoccupied after the first quarter of 2022.

Proposal

The application seeks the change of use of the student accommodation to asylum seeker accommodation for a period until 31st August 2029. Both uses fall within the Sui Generis use class. The number of bedrooms would be reduced to 481 (net loss of 75 bedrooms). The proposal includes only internal alterations, there would be no external alterations to the building.

The accommodation would provide Initial Accommodation (IA) and Dispersed Accommodation (DA) in separate sections of the building. The IA would be within the western section and the DA in the eastern section. The IA would comprise of 171 bedrooms arranged in cluster flats. The IA section would also include a medical room, private offices/meeting rooms and a 24-hour reception. The IA would provide urgent accommodation for asylum seekers who would stay for between 3-4 weeks on average. The IA would accommodate single adults and families.

The DA would comprise of 310 bedrooms arranged in cluster flats. Asylum seekers would occupy the DA for extended periods of months to years. The DA would accommodate single adults only.

The existing parking spaces would be utilised for staff and visitor parking. Three parking spaces to the front of the building would be removed to create a shuttle bus drop off point. Occupants would not have access to cars but would have access to bicycles which would be stored in the existing cycle stores. Transportation would be provided for occupants when required. The courtyard would be utilised as recreational open space.

The submission advises that the cluster flats would be arranged by gender and singles would be separated from families. The occupants are not detained and are able to leave for periods less than 24 hours. The facility would provide health & education services in house for the IA occupants. The occupants would have access to public transport and bicycles. The occupants would not be permitted to work however would be provided with financial support from The Home Office via a prepaid money card.

Officer Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises of The Plan for Stafford Borough 2011-2031 and The Plan for Stafford Borough Part 2 2011-2031.

1. Principle of Development

- a. The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development which is echoed in Spatial Principle 1 of The Plan for Stafford Borough (TPSB). Paragraph 12 of the NPPF states that:

“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making...”

However, paragraph 182 states:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment as concluded that the plan or project will not adversely affect the integrity of the habitats site.”

In this case the site falls within the catchment of the Cannock Chase SAC, therefore it is necessary for the development to demonstrate it has satisfied the Habitats and Species Regulations in that the integrity of the Cannock Chase SAC will not be adversely affected, having regard to avoidance or mitigation measures. This issue is addressed later under section 4 of this report.

- b. The site is located within the Stafford settlement boundary as designated by Policy SB1.
- c. National and local policy do not specifically refer to asylum seeker accommodation. Therefore, the most relevant policies for this proposal in the TPSB are Stafford 1 and C1 where reference is made to the provision of specialist housing.
- d. Policy Stafford 1 states that reflecting its role as the County Town Stafford town will seek to enhance its role by increasing both the range and quality of services and facilities.

- e. In turn, policy C1 encourages a range of types and tenures of housing, and that new specialist housing is located in a sustainable location close to services and facilities, in accordance with the settlement hierarchy, and that they are self-contained and accessible by both public and private transport, with sufficient off-street car parking.
- f. The site is located within the sustainable settlement of Stafford and is approximately 2km from Stafford Town centre and is in close proximity to public transport. The surrounding area is a mix of residential and commercial uses. The proposal would provide specialist accommodation for asylum seekers within a sustainable location. The principle of such accommodation in this location is therefore considered to be acceptable. The proposal would reduce the capacity of accommodation by 13% (75 occupants) when compared to the current student accommodation and as such the proposed density is considered to be acceptable.
- g. With regards to infrastructure, Policy I1 states that new development which provides additional residential development will be supported by appropriate levels of physical, social and environmental infrastructure. The public comments regarding infrastructure pressures are noted.
- h. With regards to education, the submission advises that families would only occupy the IA and that in-house education services would be provided, families would not occupy the DA. The Staffordshire County Council Education Team advise they have no objections to the scheme and do not require any contributions, on the understanding that the occupant children would not attend schools and as such there would be no impact on local school places.
- i. With regards to health, the submission advises that occupants of the IA would be provided with in-house health services and that occupants of the DA would use local public health facilities. The floorplans show that a designated medical area will be provided on the ground floor with associated offices on the first floor. The Clinical Commissioning Group (CCG) have advised that the proposal would result in an increased demand upon primary health services when compared to the current use of the building. The CCG have advised that the medical room is a suitable size and comment on the facilities of the physical space to be provided (to contain a sink etc) and request that this is secured via a condition. However, whilst a floor area for in-house health services can be secured, the facilities it provides would be a matter for the overall management of the premises as this would be outside of the planning system.
- j. The site is not located within a designated employment area however Policy Stafford 1 seeks to create employment growth and promote economic diversification. Policy E1 supports the reuse of buildings for new employment opportunities. The proposal would create additional construction jobs through the conversion works of the building and when operational would provide 12 jobs for the running of the facility. The proposed use may also create additional jobs through supply chains.
- k. The public and Parish Council comments regarding the loss of the student accommodation and educational links are noted. The submitted Planning Statement provides explanation that the building has largely been vacant since 2014 and is no longer required for student accommodation. Whilst Policies Stafford 1 and E1 promote

new education related development it does not specifically safeguard any existing provision. As such, it is not considered reasonable to object to the loss of this student accommodation in principle which is surplus to requirements.

- i. Whilst the application site is identified in the 2021 Strategic Housing and Employment Land Availability Assessment (SHELAA) as part of a 17ha site, the inclusion of sites in the SHELAA does not mean that they are likely to be developed, or that the Council would view applications on these sites favourably. The SHELAA provides an evidence base of potential sites to inform new planning policy documents. It does not make policy decisions on future housing or employment allocations.
- m. Overall, the proposal is considered to comply with local and national policy and is acceptable in principle.

Polices and Guidance: -

National Planning Policy Framework (NPPF)

Paragraphs 8, 11, 182, Section 5

The Plan for Stafford Borough (TPSB) 2011-2031

Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Stafford Borough Housing & Employment Requirements), SP3 (Sustainable Settlement Hierarchy), SP7 (Supporting the Location of New Development), Stafford 1 (Stafford Town), E1 (Local Economy), C1 (Dwelling Types and Sizes), C3 (Specialist Housing), I1 (Infrastructure Delivery Policy)

The Plan for Stafford Borough: Part 2 (TPSB2) 2011-2031

SP3 (Sustainable Settlement Hierarchy), SP7 (Supporting the Location of New Development), SB1 (Settlement Boundaries)

2. Amenity

- a. Paragraphs 92 and 130 of the NPPF require decisions to aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Paragraph 130 requires development to provide a high standard of amenity for existing and future users.
- b. Policy N1 requires the design and layout of development to take account of noise and light implications and the amenity of adjacent residential areas. The Design SPD provides guidance on amenity standards and separation distances. The public concerns regarding the negative impact upon amenity are noted.
- c. With regards to the impact upon existing neighbouring residents, a number of concerns have been raised regarding noise and disturbance. It is considered that the level of noise would be created by the proposed use would be similar to that created by the current use as student accommodation. It is also noted that the Environmental Health Officer has raised no concerns with regards to noise from the proposed use. As such, the proposal is not considered to result in additional impacts upon residential amenity due to noise. Should any noise issues arise then this would be resolved under separate Environmental Health legislation.

- d. A number of concerns have been raised regarding overlooking and the loss of privacy. The building is some 22.5m to the nearest dwelling and some 20m to the nearest residential curtilage to the south. The Design SPD requires a separation of 21m between principle habitable room windows to which the development complies and as such the proposal is not considered to result in overlooking to the dwellings to the south. It is also noted that the proposal does not seek any external alterations to the building and that the building already has an established residential use for students. As such, there would be no change to the relationship between the building and the neighbouring dwellings with regards to overlooking. Concerns have been raised regarding overlooking towards the sports pitches and open space. The proposal would not change the existing relationship between the building and adjacent land uses and as such it is considered there are not issues in this regard. Finally, concern has been raised regarding overlooking to the nearby schools. The school field boundary is some 124m from the building and as such overlooking to the school is not considered to be an issue.
- e. With regards to the concerns over the living conditions of future residents, it is noted that the proposal includes internal alterations to ensure that all cluster flats exceed the requirements of Stafford Borough Council's Amenity Standards for Houses in Multiple Occupation (HMO) (January 2020). The Council's Housing Standards Lead Officer has advised that a HMO license would be required and that the proposed management agents should contact the Housing Team prior to the occupation of the building. An informative should be attached to ensure that the applicant is aware of this. Occupants would have access to outdoor amenity space within the existing courtyards. As such, the living space is considered to be sufficient. It is also noted that the existing smaller cluster flats are considered to be suitable for student accommodation.
- f. A large proportion of the comments received relate to safety and community tensions. The Police were consulted on the application and the Designing Out Crime Officer has provided detailed comments and no objections. The Officer recommends that security for residents is increased through various design solutions and built security measures, including the provision of additional fencing and blocking up the arched building access. The Applicant subsequently declined the suggestion of additional built security measures.
- g. With regards to community tension the Designing Out Crime Officer has advised that there is no perceived risk to children or residents of Stafford. The Officer has also advised that there is no evidence to suggest that there would be an increase in crime as a result of the proposal.
- h. The Environmental Health Officer's recommended condition regarding construction & associated deliveries hours is considered to be reasonable and should be attached. The recommended conditions regarding on site burning and noisy external equipment are considered to be controlled under separate Environmental Health legislation.
- i. The development is considered to be adhere with the development plan and NPPF in this regard and is acceptable with regards to amenity.

Policies and Guidance: -
National Design Guide (NDG)

National Planning Policy Framework (NPPF)
Paragraph 92, 130

The Plan for Stafford Borough (TPSB) 2011-2031
Policy N1 (Design)

Supplementary Planning Document (SPD) – Design

3. Access, Parking & Highway Safety

- a. Policy T2 states that all new development must have a safe and adequate means of access and internal circulation; not have unacceptable highway safety impacts and provide sufficient parking provision.
- b. The scheme seeks to retain the existing parking provision for staff and visitors. Three parking spaces to the front of the building would be removed to create a shuttle bus drop off point. Occupants would not have access to vehicles however bicycles and shuttle buses would be provided. The submitted Transport Statement advises that traffic volumes would reduce as a result of the scheme when compared to a fully occupied student accommodation. The site is in close proximity to a number of bus stops which are served Monday to Saturday and provides routes to Stafford, Rugeley, Lichfield and Uttoxeter.
- c. The public concerns regarding highway safety are noted. However, the Highway Authority have raised no objection to the scheme and advise that the proposal would have little impact upon the highway network and that the proposed parking levels are acceptable.
- d. The development is considered to be adhere with the development plan and NPPF in this regard and is acceptable with regards to parking, access and highway safety.

Policies and Guidance: -
National Design Guide (NDG)

National Planning Policy Framework (NPPF)
Section 9

The Plan for Stafford Borough (TPSB) 2011-2031
Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B – Car Parking Standards

4. Cannock Chase Special Area of Conservation (SAC)

- a. Policy N6 of TPSB states that development which has a direct or indirect adverse impact upon the integrity of the Cannock Chase SAC, and the effects cannot be mitigated, will not be supported. The site is within 8km of the Cannock Chase SAC.

- b. Under the provisions of the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority (LPA) as the competent authority, must have further consideration to the impact of this development, in this case, due to the relative proximity, on the Cannock Chase SAC. The Local Planning Authority have completed a Habitats Regulation Assessment which concludes that the development is not considered have an adverse effect upon the integrity of the Cannock Chase SAC. Natural England have advised that they concur with the conclusion. On this basis, it is concluded that the LPA have met its requirements as the competent authority, as required by the Regulations and therefore the proposal will comply with the requirements of the Development Plan and the NPPF in this regard.

Policies and Guidance: -
National Planning Policy Framework
Paragraphs 179-182

The Plan for Stafford Borough (TPSB) 2011-2031
N6 (Cannock Chase Special Area of Conservation (SAC))

5. Other

- a. The scheme does not include any external alterations to the building or site. As such, the appearance of the development and external layout would be retained and is acceptable.
- b. The proposal does not propose any alterations to the building, site or the existing drainage scheme. As such, the proposal is not considered to impact upon drainage or flooding. The Lead Local Flood Authority have no objection to the scheme. The proposal is considered to be acceptable in this regard.
- c. The proposal is not considered to impact upon arboriculture. Given the nature of the scheme and the existing building the proposal is not considered to impact upon protected species. The proposal, due to its nature, is not considered to have a detrimental impact upon the nearby Site of Special Scientific Interest.
- d. The application seeks a temporary permission to allow the change of use until 31st August 2029. The applicant has advised this is to match the agreed lease of the building. A condition should be attached to ensure the use of the building reverts back to student accommodation once the asylum seeker use ceases.
- e. The Environmental Health Officer has advised that sufficient refuse and recycling bin storage facilities should be provided. The proposal would utilise the existing bin storage and collection arrangements which serve the student accommodation.
- f. A number of public concerns have been raised regarding the management of the facility this however is not a material planning consideration.

Policies and Guidance: -

National Planning Policy Framework
Sections 12, 14 & 15

The Plan for Stafford Borough
Policies Stafford 1 (Stafford Town), N1 (Design), N2 (Climate Change), N4 (The Natural Environment & Green Infrastructure), N5 (Sites of European, National & Local Nature Conservation Importance)

6. Conclusion

In conclusion, the proposal is considered to be acceptable in principle and would provide specialist accommodation in a suitable location. The proposal would create additional jobs and reuse an existing building. The scheme is not considered to have a detrimental impact upon residential amenity, highway safety, ecology or drainage. Overall, the proposal is considered to comply with the requirements of the Development Plan and NPPF and is recommended for approval subject to conditions.

Consultations (summarised)

Highway Authority:

19.04.2022

No objection. The proposal will have little impact on the highway as:

- occupant capacity will be reduced.
- existing vehicle access will be retained, proposal will reduce the volume of vehicular traffic during peak periods on the surrounding highway network.
- occupants won't have cars, car parking is for staff and visitors. 12 staff members at peak times and over 30 car parking spaces provided.
- there are multiple shared footway/cycle routes surrounding the site and is therefore suitably located for accessing the significant employment, retail and leisure facilities in the centre of Stafford by cycle.

Staffordshire County Council Education:

20.04.2022

No objection. On the basis that education provision is being provided on-site by Serco for families being accommodated in the IA facilities and that the children are not permitted to attend school we consider that there would be no impact on local school places. Furthermore, no families will be accommodated in the DA accommodation.

Lead Local Flood Authority:

14.04.2022

No objection. Given that the proposals promote refurbishment of the existing building and no additional impermeable area is proposed, we have no comments to make upon the drainage aspect of the proposals. In addition, the existing building is located in Flood Zone 1 and is not directly affected by surface water flooding so there is no flood risk attached to the building currently or through the proposals.

Environmental Health Officer:

04.04.2022

No objection, recommend conditions to ensure sufficient refuse & recycling bin storage & collection facilities, to restrict construction & associated deliveries hours, prevent on site burning and control noisy external equipment.

Housing Standards Officer:

11.04.2022

It is likely that the property will meet the definition of one or more HMO properties. If approved, the property owners or their managing agents should ensure that contact is made with the team as soon as possible and that any licensing requirements are in place before occupation.

Clinical Commissioning Group (Health):

05.07.2022:

The proposed 19.7m² would be suitable for the purposes of providing a consultation/examination room. The critical element will be ensuring that the space is made fit for purpose to ensure that it functions as intended.

04.07.2022:

There would be a demand upon primary healthcare as a health assessment would be required for every occupant alongside appropriate triage and care/treatment where necessary. The funding provision for these health assessments are currently awaited. The position that there would be a 'net reduction' on the impact upon health services is incorrect and should not be attributed material weight. The fallback of the former student use is misguided as there is no existing demand/pressure from this premises on the health service and the access rate from the proposed occupiers would not be comparable to the current occupiers. Clarification is required to ensure that the physical space provided on site for healthcare provision is suitable for use and includes: easy clean surfaces, obscure glazed windows or blinds, a sink, space large enough to contain a desk, couch, two chairs and storage.

24.05.2022:

Seeks clarity regarding the provision of transportation of occupants to healthcare providers and the nature of the onsite health support services and how this could be extended to the dispersed accommodation.

Police Designing Out Crime Officer:

19.04.2022

No objection. As stated in the DAS Serco have emphasised the importance of the Health & Safety and Safeguarding of the occupants and the local community is of utmost priority. Staffordshire Police would echo this. A number of objections from within the local area have been received which may result in some community tension, strongly recommend that the grounds and the building are made as secure for the safety and well-being of the occupants. Provide various security recommendations including to enclose the access archway and installation of perimeter fencing. With regards to community tension, there is no perceived risk to the children or the residents of Stafford. The police and the staff will be able to resolve any concerns if they arise. There is an assumption that there will be an increase in crime with the arrival of the asylum centre. There is no evidence to suggest this, this is due to the fear of the unknown. There was also mention of the loss of jobs for the locals, the asylum seekers are not allowed to seek employment whilst they are making a claim.

Natural England:

20.05.2022

No objection, the proposal will not have significant adverse impacts on designated sites. Concur with the LPA's Habitat Regulations Assessment.

Forward Planning:

Consultation period expired 20.04.2022 – no response received

Parish Council:

20.04.2022

Objection. Concerns regarding:

- large quantity of refugees in one place, concern regarding size of site and the buildings they will accommodate.
- huge impact on community and leisure facilities.
- site is close to two schools, significant concerns relating to increase in anti-social behaviour and social tensions in the area.
- pressure on strained public and community services (health, education, policing, health & social care).
- loss of required accommodation in area which is seeing growth in education and training facilities.
- temporary permission requested, what is the proposal for the site after this and those residing on the site.
- several inaccuracies in the application (1. The application says the site is in open countryside when in actual effect it is in a built-up area. 2. The application says that families may be housed at a later date but it clearly states that it will be for single person use only. 3. The application also states that the number of people housed will not create a detrimental impact to the area when however there have not been any students housed in the buildings for several years and since that time there has been high growth development in the area which is already putting local services and infrastructure under great strain)

Neighbours

(205 consulted): 303 total responses from 267 addresses (including 11 from outside the Borough). Material planning considerations summarised below:

285 representations of objection from 249 addresses:

- Design in rural area
- Increased noise
- Impact upon residential amenity; loss of privacy, overlooking, mental health
- Implications of infill development
- Increased traffic in an area with traffic issues
- Highway safety issues; increased pedestrian or cyclist collisions
- Lack of parking for visitors
- Lack of public transport
- Lack of integration into local community
- Too dense a population of asylum seekers in one location
- Disproportionate number of asylum seekers to Stafford's size
- Number of occupants should be reduced
- Ghettoization
- Inappropriate location - too close to schools, dwellings and sports facilities, too close to MOD site and police headquarters, not close to shops, services, entertainment facilities, town centre
- Stafford cannot support a large influx of people
- Public services cannot accommodate increased usage - doctors, dentists, hospitals, schools, police, mental health service, social services

- Stafford has a lack of facilities, shops, entertainment facilities
- Stafford has a lack of employment opportunities
- Alternate locations should be considered - in a larger city centre, in the town centre, dispersed in smaller numbers into the community
- Alternate uses of the site/building should be considered - for homeless, first homes for young people, social housing, Ukrainian temporary accommodation, veterans, families, new homes, hotel, education
- Redevelopment of the site should be considered through the new local plan or a masterplan
- Site is identified for residential development in the SHELAA 2021 (site HOP03)
- Student accommodation is still required
- Specialist support/infrastructure will be required for occupants which Stafford does not have - language facilities, mental health support, employment training
- Increase in crime, anti-social behaviour, homelessness
- Safety concerns to local residents, children and MOD
- Clash of cultures, increased social tension
- Would change the population characteristics
- Lack of public engagement with local community
- Negative impacts upon local area and economy
- Cause decreased use of sports facilities
- Prevent future educational investment and regeneration
- Building is not suitable for this purpose - institutional accommodation, open prison
- Concern for welfare of occupants - standard of living, mental health, safety, freedom, living in poverty, provision for disabled occupants, lack of visitor accommodation, lack of entertainment
- Inappropriate accommodation for long term living. Suitable for initial accommodation only
- Concerns regarding management of facility
- Insufficient submission – inaccurate, lack of information
- Applicant is not the landowner
- Unsustainable development
- Environmental impact
- Light pollution
- Staffordshire has sufficient asylum seeker accommodation elsewhere
- Area has already experienced a lot of growth and development
- The student accommodation has not been fully occupied for years

18 representations of support from 18 addresses:

- Good reuse of vacant building
- Proposal will deliver a much-needed resource
- The introduction of different cultures is welcomed
- Proposal may trigger improvements to local services
- Adequate support must be provided to ensure integration with the local community
- There are local charities who could support this facility
- If granted asylum the individuals might stay in Stafford which would contribute to the community and economy

Site Notice expiry date: 20.04.2022

Newsletter Advert expiry date: 27.04.2022

Relevant Planning History

11/15593/FUL - Installation of sixteen solar thermal panels on the south-facing roof – Approved 23.08.2011

96/34130/FUL - Second phase of student accommodation comprising a further 312 bedrooms – Approved 06.02.1997

95/32382/FUL - Student accommodation – Approved 29.01.1996

95/32526/FUL - Car park - 29.01.1996

Recommendation

Approve, 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 authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed below, except insofar as may be otherwise required by other conditions to which this permission is subject;
 - NPS-00-00-DR-A-(00)-010 P4 (Site location plan),
 - NPS-00-00-DR-A-(00)-021 P2 (Proposed site plan),
 - NPS-00-00-DR-A-(00)-023 P1 (Proposed site plan),
 - NPS-ZZ-00-DR 023 P5 (Proposed ground floor),
 - NPS-ZZ-01-DR 024 P4 (Proposed first floor),
 - NPS-ZZ-02-DR 025 P4 (Proposed second floor).
3. The use hereby approved shall be discontinued on the 31st August 2029 and the use of the site shall revert back to student accommodation. The building shall be restored to its condition immediately prior to the implementation of this permission, in accordance with a scheme of work to have been previously submitted to and approved in writing by the Local Planning Authority.
4. Construction works and associated deliveries in relation to the development hereby approved shall only take place between the hours of 08:00 and 18:00 Monday to Friday; 08:00 to 14:00 Saturdays and not at all on Sundays or bank holidays.

The reasons for the Council's decision to approve 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 accordance with the applicant's stated intentions and to ensure that the building has an authorised use after the temporary permission lapses.
4. 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 In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Order) 2010, as amended, and the National Planning Policy Framework 2021, the Council has worked in a positive and proactive way in determining the application and has granted planning permission.
- 2 The applicant is advised to note and act upon as necessary the comments of Stafford Borough Council's Housing Team dated 11.04.2022. Where there is any conflict between these comments and the terms of the planning permission, the latter takes precedence.
- 3 This permission does not grant or imply consent for any signs or advertisements, illuminated or non-illuminated. A separate application may be required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, or subsequent legislation.
- 4 A developer should be aware that even if the approved development's impact upon protected species was not raised as an issue by the Council when determining the application, there remains the possibility that those species may be encountered once work has commenced. The gaining of planning approval does not permit a developer to act in a manner which would otherwise result in a criminal offence to be caused. Where such species are encountered it is recommended the developer cease work and seek further advice as to how to proceed.

22/35765/FUL
Former University Halls Of Residence
Stafford Education And Enterprise Park
Weston Road

