

Dear Members

Planning Committee - Site Visit

A meeting of the Planning Committee will be held in the Craddock Room, Civic Suite, Civic Centre, Riverside, Stafford on **Wednesday 25 October 2023** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

The Committee will meet at the rear of the Civic Centre and depart at 1.15pm to visit the site as set out in the agenda and re-convene at the Civic Centre at approximately **2.30pm** to determine the application.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.



Head of Law and Governance

**PLANNING COMMITTEE
(SITE VISIT)
25 OCTOBER 2023**

Chairman - Councillor B McKeown

Vice-Chairman - Councillor A Nixon

AGENDA

1	Apologies	
2	Declaration of Member's Interests/Lobbying	
3	Planning Applications	Page Nos 3 - 18

MEMBERSHIP

Chairman - Councillor B McKeown

R A James	D M McNaughton
F D J James	A Nixon
F Beatty	M Phillips
P W Jones	J P Read
R Kenney	S N Spencer
B McKeown	

ITEM NO 3

ITEM NO 3

PLANNING COMMITTEE - SITE VISIT - 25 OCTOBER 2023

Ward Interest - Nil

Planning Applications

Report of Head of Economic Development and Planning

Purpose of Report

To consider the following planning application, the report for which is set out in the attached **APPENDIX:-**

		Page Nos
23/37324/FUL	Land Adjacent to 26 St Peter's Gardens, Moss Pit, Stafford, Staffordshire ST17 4HL	4 - 18
	The application was called in by Councillor R P Cooke	
	Officer Contact - Leon Carroll, Development Lead Telephone 01785 619184	

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application:	23/37324/FUL
Case Officer:	Ike Dimano
Date Registered:	3 April 2023
Target Decision Date:	4 July 2023
Extended To:	-
Address:	Land Adjacent To 26 St Peters Gardens, Moss Pit, Stafford, Staffordshire ST17 4HL
Ward:	Penkside
Parish:	-
Proposal:	Demolition of existing garages and erection of 2no assisted living bungalows
Applicant:	Key Developments (Midlands) Limited
Recommendation:	Approve, subject to conditions and a planning obligation to provide a financial contribution for Cannock Chase SAC mitigation

REASON FOR REFERRAL TO COMMITTEE

This application has been called in by Councillor R P Cooke (Ward Member for Penkside) for the following reason:

"To give the Planning Committee an opportunity to discuss the exacerbation of the existing problem of noise, including the type of language emanating from this development, much to the dismay of local residents, together with additional parking problems."

Background

This application relates to a site located east of St Peter's Gardens in Stafford. The site is surrounded by residential properties. The site has an existing access off St Peter's Garden and is currently a brownfield site consisting of garages and associated hardstanding located on adjacent land to 26 St Peters Gardens.

The site is located within the settlement boundary of Stafford. The site lies within flood zone 1, within 8km of the Cannock Chase Special Area of Conservation (SAC) and within a Site of Special Scientific Interest (SSSI) impact zone.

Planning permission was granted in August 2021 for eight assisted living bungalows to the east of the site, outside of the redline boundary.

Description of proposal

The proposal seeks permission to demolish a set of 12 garages and construct two assisted living bungalows, with small gardens towards the southern end of the site.

The bungalows would be arranged within a semi-detached pair to the south of St. Peters Gardens.

The building would measure 10.1m in width and 5.5m in depth. The drawings show that it would have a single dual pitched roof with the ridge running north to south, with a ridge height of 4.4m. The building would be constructed of multi stock brick and grey tiles. An Air Source Heat Pump is proposed to be located underneath the front windows of each unit.

Both units would have small private rear gardens. Each unit would comprise of a kitchen, living room, bedroom and bathroom. No staff accommodation is proposed.

The development would have a single gated access from the north, off St Peter's Gardens. Four vehicle parking spaces would be provided.

The applicant purchased the site in April 2022. At the time all the garages apart from one were vacant. The remaining garage was used for storage, however the applicant was unable to be contacted.

The operator 'Aspirations' has been the care provider at St. Peters Gardens, Staffordshire since December 2022. They provide support to people who have a learning disability and or mental health diagnosis, to enable them to live in their own homes within their own community. Housing Management is provided by Inclusion Housing, a national health and social care landlord for vulnerable adults. Each person supported has their own tenancy.

This is a model known as Supported Living and is underpinned by the Reach Standards for Supported Living is in line with the key elements outlined in *People at the Heart of Care* (Department for Health and Social Care, 2021), a 10-year vision to transform adult social care.

Aspirations follow a robust assessment process and works closely with Staffordshire County Council and the local integrated Care Team in the completion of these assessments to ensure the suitability of the person to reside at St. Peters Gardens and the wider local community.

Supporting information has been provided by 'Aspirations' to confirm that the design and proposal will meet the needs of the people they support.

Support has also been provided by Staffordshire Learning Disability and Autism Partnership who have confirmed that they have a need for the additional two properties and as such would be supportive of this scheme in principle. They also confirm that the usable garden size is suitable and sufficient for the end user needs.

Planning history

To the east of the site, outside of the application red line and labelled 'A' and 'B' on the block plan is an approved development for 8 assisted living bungalows, planning application reference 21/34133/FUL. This was submitted by the same applicant 'Key Developments Limited'.

24B-24L St Peters Gardens was developed in partnership with Staffordshire ICB and Local authority to provide homes in Staffordshire for Stafford citizens, rather than them living 100's of miles away from their families and community. Only Staffordshire citizens reside at St. Peters Gardens. Aspirations have stated that there continues to be a high demand in Staffordshire for this type of accommodation and support, hence the application by the property developer for two further bungalows.

Officer Assessment - Key Considerations

1. Principle of the Proposed Development

The 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 that "the presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined." 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 5 of this report.

Spatial policies within TPSB identify Stafford as the most sustainable settlement in the Borough and direct much of the future growth towards the settlement. TPSB Policy Stafford 1 states that 7,000 new homes will be delivered in Stafford, including the provision of specialist housing.

Policy C1 of TPSB seeks to deliver a range of residential development, including specialist provision to respond to the identified needs of the community. Policy C3 supports the provision of specialist housing within sustainable locations, with adequate parking provision and access to public transport.

The site is located within the settlement boundary of Stafford and the development would deliver two additional assisted living one bed bungalows, which would provide an additional dwelling type within a sustainable settlement. The proposal would allow individuals to live largely independently but within a safe environment with additional support available when required. The proposal is considered to be acceptable in principle.

Polices and Guidance:-

National Planning Policy Framework (NPPF)

Sections 2, 5, Paragraph 182

The Plan for Stafford Borough (TPSB) 2011-2031

Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Stafford Borough Housing and Employment Requirements), SP3 (Stafford Borough Sustainable Settlement Hierarchy), SP4 (Stafford Borough Housing Growth Distribution), SP7 (Supporting the Location of New Development), Stafford 1 (Stafford Town), C1 (Dwelling Types and Sizes), C3 (Specialist Housing)

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

Policies SP3 (Stafford Borough Sustainable Settlement Hierarchy), SB1 (Settlement Boundaries)

2. Layout, Design and Appearance

TPSB Policy N1 sets out design criteria including the requirement for design and layout to take account of residential amenity and local context and have high design standards. Policy N8 states that new development should respect the character of the landscape setting, through design, layout and materials. The Design SPD provides further detailed guidance.

Whilst the proposal would increase density within the surrounding area, it is considered that given the proposed single storey nature of the development and future occupiers, the proposed development would be appropriate in this location.

The layout of the scheme is similar to that of the previously approved scheme for bungalows (21/34133/FUL) to the east. The proposed layout, whilst relatively simple, is considered to be acceptable given the size of the site and the proposed future occupiers/use. The front elevations of the dwellings contain principle habitable room windows which would provide passive surveillance. Air source heat pumps are also positioned under the front windows and contribute to reducing carbon emissions.

The development would be constructed of brick and tile which is considered acceptable which would be in keeping with the surrounding area, however a condition would be required to secure the exact details.

In accordance with Policy N1, the proposal includes a suitable shared bin store within close proximity to the site access. The proposed block plan demonstrates planting will be provided beyond the northern wall and will soften the appearance of the development and provide visual interest.

Overall, the layout, design and appearance of the proposed development is considered to be acceptable, subject to conditions. The proposal is considered to adhere to the development plan and NPPF in this regard.

Policies and Guidance:-

National Design Guidance (NDG)

National Planning Policy Framework (NPPF)

Section 12 - Achieving well designed places

The Plan for Stafford Borough (TPSB) 2011-2031

Policies N1 (Design), N4 (The Natural Environment and Green Infrastructure), N8 (Landscape Character)

Supplementary Planning Document (SPD) - Design

3. Amenity

Policy N1 of TPSB requires the design and layout of development to take account of noise and light implications and amenity of adjacent residential areas. The Design SPD provides further detailed guidance.

The Design SPD requires a separation distance of 21m between the rear elevation of dwellings. In this case, the proposal would appear to provide a separation distance of approximately 18m. However, given its single storey nature, any views towards windows serving neighbouring buildings would be at an oblique angle. As such, the proposal is not considered to result in any undue overlooking to the neighbours to the north and south. It is also not considered that there would be significant loss of privacy to neighbouring windows.

There are windows shown within the four elevations of the proposed building. In this instance however, the windows are set at ground floor level and given the heights of the proposed boundary treatments (2m high close board fence), the windows are not considered to result in any undue loss of privacy.

The development is not considered to result in any loss of amenity to existing residents through loss of light. In order to prevent any future issues permitted development rights for extensions and alterations will be removed via a condition.

The development is not thought to result in light pollution for adjoining occupiers. No floodlighting is being proposed as part of the application.

The units would have private rear gardens of 40-50m². Whilst the Design SPD does not set a specific standard for 1no bedroom dwellings, the proposed gardens are considered to be sufficient given the expected occupiers. It is also noted that there is existing public open space approximately 50m to the northwest, which future occupiers could utilise. A condition is attached to ensure that the boundary treatments are provided prior to first occupation to ensure that the gardens are sufficiently private. As the gardens are relatively small, permitted development rights for extensions are removed via condition in order to ensure the retention of the private amenity space.

The neighbours' concerns with regards to noise are noted. The Council's Environmental Health Officer has recommended a condition to restrict the hours of construction. Given that the site is within a residential area and the scale of development, this condition is considered to be reasonable and necessary. A condition would also be attached, as recommended by the Environmental Health Officer, to secure noise screening measures during construction. The Environmental Health Officer has also requested a condition relating to delivery hours, however this would be agreed to and approved by the Highway Authority via the Construction Management Plan (discussed below).

The Environmental Health Officer has requested conditions relating to burning on site and the use of equipment outside of the permitted construction hours. These conditions are not considered to meet the six tests for conditions and would be more appropriately dealt with under separate environmental health legislation. As such, these conditions are not attached.

The proposal is considered to provide sufficient amenity for both existing and future residents and adheres to the Development Plan and NPPF in this regard.

A number of issues have been raised by neighbouring occupiers, in relation to the existing issues arising from the assisted living accommodation in St Peter's Street including anti-social behaviour, and parking issues. The operator Aspirations have undertaken community engagement and provided the following measures to alleviate existing and prevent future issues as follows:

- Coffee mornings at Aspirations local office
- Door to door operations to neighbouring properties
- Provision of contact details to neighbours of local management team
- Relationship with the local police and the team at the Harm Reductions Hub
- Intervention/prevention from support staff when isolated incidents occur (i.e. throwing rubbish)
- In relation to noise, two people that are supported have been identified with mental health difficulties and intense pain and are being medically treated
- Local procedures to ensure considerate parking and handover by staff

Policies and Guidance:-

National Design Guidance (NDG)

National Planning Policy Framework (NPPF) Section 12

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

Supplementary Planning Document (SPD) - Design

4. Access, Parking and Highway Safety

TPSB 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. The Council's parking standards are set out in Appendix B of TPSB.

The proposal would utilise an existing single access point from St Peter's Gardens. St Peter's Gardens is a lit unclassified road with a speed limit of 30mph. The access to the proposed site is private. This private access currently leads to two existing sites, a detached 1 bed bungalow which was granted permission under application 21/34876/FUL

and eight assisted living bungalows which were granted under planning application 21/34133/FUL.

The Highway Authority require a minimum of 6m rear of the any car parking space to enable a vehicle to safely reverse and manoeuvre to exit the site in a forward gear, 6.96m is provided and therefore this is acceptable. The surface material to the driveway is proposed to be surfaced in tarmac, which again is acceptable.

The proposed plan shows an image of the existing gates which are currently located to the entrance of the eight assisted living bungalows that are proposed to be relocated and reused at the new entrance once the two bungalows are built, opening inwards. This will need to be approved by the LPA and details are sought via condition.

Neighbours have cited that towards the southern end of the garage area there appears to be an existing access to a residential shed for property 4 The Brandons. There also appears to be a pedestrian rear access to 2 The Brandons within the hedgerow. In terms of private rights of way, the applicant and owner will need to seek appropriate advice which would be outside of the planning remit. The Highway Authority have informally advised that the applicant may wish to obtain a title indemnity insurance against any risk of claim in future regards any potential access rights.

In accordance with the Council's vehicle parking standards the development would provide 4 vehicle parking garages. The Highway Authority have advised that the parking provision and layout is acceptable and have recommended a condition to ensure that the parking, access and turning areas are provided prior to first occupation. This is considered reasonable and would be attached.

Neighbours' concerns regarding highway safety and parking are noted, however the Highway Authority have advised that they have no objection to the proposal. They consider the proposed measures to be adequate, subject to appropriately worded conditions.

A condition is also attached to ensure that the dwellings are occupied for assisted living only, as the layout and parking provision would not be suitable for market housing.

The Highway Authority have recommended that a Construction Management Plan (CMP) be secured in order to prevent any unnecessary issues to the highway. This is considered to be reasonable and as such will be secured via condition. The CMP would also secure the road sweeping and delivery hours as requested by the Environmental Health Officer.

TPSB Policy T1 seeks to achieve sustainable transport through the provision of secure, accessible and sheltered bicycle parking. The proposal does not provide any cycle storage, however it is considered that there is sufficient space within the gardens should future occupiers require cycle storage.

Overall, it is considered that the development provides sufficient parking and a safe and suitable access and as such adheres to Development Plan and NPPF in this regard.

Policies and Guidance:-

National Design Guidance (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.

5. Cannock Chase SAC

Policies N1 and N6 of TPSB state 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.

Policy N6 of TPSB sets out that any development leading to a net increase in dwellings within a 15km radius of the Cannock Chase SAC will be deemed to have an adverse impact on the SAC unless or until satisfactorily avoidance and/or mitigation measures have been secured.

The proposal lies within the 0-8km buffer of the Cannock Chase SAC. As such mitigation is required in the form of a financial contribution as the proposal would result in two additional residential units. This can be dealt with via a financial contribution should planning permission be granted.

Under the provisions of the Conservation of Habitats and Species Regulations 2017, the Local Planning Authority as the competent authority, must have further consideration, beyond the above planning policy matters, to the impact of this development, in this case, due to the relative proximity, on the Cannock Chase SAC.

Therefore, in accordance with Regulation 63 of the aforementioned Regulations, the Local Planning Authority has undertaken an Appropriate Assessment. Natural England are a statutory consultee on the Appropriate Assessment (AA) stage of the Habitats Regulations process and have therefore been duly consulted. Natural England have concurred with the LPA's AA, which concludes that the mitigation measures identified within the Council's Development Plan for windfall housing sites, will address any harm arising from this development to the SAC and therefore they have offered no objections to proposal.

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 174, 180, 182

The Plan for Stafford Borough

Policies N1 (Design), N6 (Cannock Chase Special Area of Conservation)

6. Other

Arboriculture

TPSB Policy N1 requires that development retain significant landscaping features. Policy N5 also states that developments are required to retain mature trees. There is a Holly tree located on adjacent land, immediately to the south this site which would be retained. The site does not contain any significant trees.

The Council's Tree Officer has advised that there are no objections to the scheme and that no tree of significant value will be lost or damaged as a result of the proposal. The Tree Officer has advised that tree related conditions are not necessary.

Flooding

TPSB Policy N1 states that development should not be located in areas of flooding or contribute to flooding elsewhere. The site lies within Flood Zone 1 which is at the lowest risk of flooding. Surface water will be disposed of via soakaways which is considered to be acceptable.

Ecology and biodiversity

TSPB Policy N1 requires the retention of significant biodiversity and the creation of new biodiversity areas.

The scheme includes additional landscaping which will provide additional habitats.

The proposal, due to its scale, is not considered to have a detrimental impact upon nearby SSSI. Overall, the proposal is considered to be acceptable with regards to ecology and biodiversity.

Policies and Guidance:-

National Planning Policy Framework Section 14, Paragraphs 174

The Plan for Stafford Borough Policies N1 (Design), N2 (Climate Change), N5 (Sites of European, National and Local Nature Conservation Importance).

Conclusion

In conclusion, the development would provide additional and alternate housing provision within a sustainable location. The proposal is considered to be acceptable with regards to layout and design, residential amenity and highway safety. The proposal is considered to adhere to the development plan and NPPF and is recommended for approval, subject to conditions.

Consultations

Highway Authority: (21.08.2023)

No objections, subject to securing a construction method statement. Recommend condition to ensure access, parking and turning areas are provided prior to first occupation. Require amended layout to widen access drive. Request construction method statement.

Environmental Health: (02.06.2023)

No objection. Recommend conditions to restrict hours of construction and deliveries, require road sweeping and noise screening, prevent burning and relating to equipment.

Tree Officer: (08.08.2023)

No objections, or recommended conditions.

Staffordshire Fire and Rescue Service:

General advice to applicant regarding vehicle access and sprinklers.

Natural England (31.08.23)

No objection- subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of Cannock Chase Special Area of Conservation. In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured: delivering mitigation, for recreational impacts on Cannock Chase SAC, by means of the Strategic Access Management and Monitoring (SAMM) measures

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Neighbours

(19 consulted): 10 responses:

Material planning considerations summarised below: -

- Overdevelopment
- Impact upon service vehicles
- Access is via rear gate being lost
- Inadequate level of accommodation
- Parking issues

- Overbearance on neighbouring occupiers
- Impact upon highway safety
- Loss of light
- Noise disturbance and debris from construction
- Loss of garden privacy
- Noise disturbance and antisocial behaviour from future occupiers
- Light pollution
- Impact of drainage/ sewers
- Asbestos within the site
- Previous construction not in accordance with approved plans
- Problems with deliveries due to name and numbering of buildings

All relevant planning matters have been considered in the main body of the report.

Site Notice expiry date: 15.06.2023

Relevant Planning History

21/34876/FUL - Erection of 1 bedroom bungalow. Approved 05.11.2021

21/34133/FUL - Erection of eight assisted living bungalows. Approved 18.08.2021 – located to the east of the site outside of the red line.

20/31958/FUL – Detached 2 bed bungalow – Approved 12.05.2020

17/25872/FUL – Erection of 4no. 2-bedroom detached bungalows with integral garages, associated parking and landscaping – Approved 21.06.2017

16/24187/FUL – Detached dormer bungalow – Approved 20.07.201

16/24007/FUL – Revised design to bungalow on Plot 1 of approval number

15/21880/FUL – Withdrawn - 17.05.2016

15/21880/FUL - Construction of two detached bungalows and two dormer bungalows with associated access and landscaping works – Approved 03.07.2015

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. This permission relates to the originally submitted details and specification and to the following drawing, except where indicated otherwise by a condition attached to this consent, in which case the condition shall take precedence: 2407-20 revision B
3. No development shall take place until a Highways Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall thereafter be adhered to throughout the construction period. The Statement shall provide for:-
 - A site compound with associated temporary buildings
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel wash facilities
 - Times of deliveries
 - Duration of works
4. No development shall take place until details of noise mitigation screening has been submitted to and approved in writing by the Local Planning Authority. The approved screening shall thereafter be installed before the commencement of development and retained throughout the construction period.
5. The external walls and roofs of the dwellings shall be constructed in accordance with the materials specified in the approved drawings (Brick - Ibstock Mercia Antique 65mm and Rooftiles - Marley Edgemere Smooth Grey).
6. Before the development is first occupied, the access, parking and turning areas shall be provided in accordance with Drawing 2407-20 Revision B and shall thereafter be retained as such.
7. Before the development is first occupied, the boundary treatments and other means of enclosure shown on the approved plan shall be erected and thereafter be retained as such.
8. The landscaping scheme shown on the approved plan shall be implemented within eight months of the development being brought into use. Any tree, hedge or shrub planted as part of a landscaping scheme 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.

9. All works, including demolition, site works and construction 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.
10. The development hereby approved shall only be occupied as assisted living accommodation.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwelling hereby approved without the prior approval of the Local Planning Authority:
 - Schedule 2, Part 1, Class A - enlargement, improvement or other alteration,
 - Schedule 2, Part 1, Class B - additions etc to the roof,
 - Schedule 2, Part 1, Class C - any other alterations to the roof.

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 the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
4. To safeguard the occupiers of nearby residential properties from undue noise. (Policy N1e 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 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).
7. To ensure an adequate level of privacy for occupiers of the proposed dwellings (Policy N1e and Design Supplementary Planning Document).
8. To ensure the satisfactory appearance of the development and to deliver a net gain to biodiversity (Policies N1 g and h, N4 of The Plan for Stafford Borough).
9. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).

10. To define the permission and 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).
11. To ensure an adequate level of privacy for occupiers of adjacent residential properties and to ensure the retention of sufficient amenity space for future occupiers (Policy N1e of the Plan for Stafford Borough and the Design Supplementary Planning Document).

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 All nesting birds are afforded protection under Part 1 section 1 of the Wildlife and Countryside Act 1981 (as amended 2016), making it an offence to: disturb, injure or kill a nesting bird; disturb, take or destroy their nest; or damage, take or destroy their eggs. As such any site clearance works should occur outside of bird nesting season (March-September inclusive). If, site clearance outside of bird nesting season cannot be achieved then the site must be checked to be free of nesting birds, by a suitably experienced ecologist, immediately prior to commencement of any site clearance works.
- 3 The applicant/developer will require an exemption notice (S219(4e) of Highways Act 1980) from Staffordshire County Council Road Adoptions Team (road.adoptions@staffordshire.gov.uk), and details of a maintenance management company for the development.

23/37324/FUL

Land Adjacent To 26 St Peters Gardens, Moss Pit, Stafford

