DELEGATED DECISION REPORT

SMD/2022/0157	**197 HIGH LANE**	**VARIATION OF CONDITIONS**
Valid 22/03/2022	**BROWN EDGE**	**11 AND 12 OF SMD/2019/0142.**
		(FULL - MINOR)

MAIN ISSUES

- Ecology

DESCRIPTION OF SITE

The application site relates to land at 197 High Lane. The application site is currently a newsagent and carpark. Consent was granted in 2019 for outline consent for the erection of 8 dwellings with all matters reserved apart from access. Reserved Matters was submitted and approved ref SMD/2020/0637.

A number of conditions have been discharged and therefore the decision notice will reflect the approved details.

The two conditions relate to pre commencement conditions that were attached to the outline application. Development commenced before these conditions were discharged and therefore the details have been submitted as a variation of condition application instead.

PROPOSAL

Consent is sought to vary condition 11 and 12 of the outline consent to amend the wording as follows.

SMD/2019/0142 consent.

11.Prior to commencement of development, a Bat Protection Method Statement which incorporates enhancements as recommended within the Preliminary Bat Roost Assessment and Bird Survey dated 5th August 2019 shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

12. Prior to commencement of development, an Amphibian Protection Method Statement for during the site clearance and construction phases of development, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

New wording

11. The development hereby permitted shall not be brought into use until two Wienerberger Bat Boxes have been provided into the gable ends of each of the proposed dwellings.

12. The development hereby permitted shall be carried out in accordance with the submitted Amphibian Protection Method Statement prepared by Elite Ecology dated April 2021

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
NE1 Biodiversity and Geological Resources

National Planning Policy Framework

Section 15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0637- Reserved matters application for approval of layout, appearance, scale and landscaping following grant of Outline Permission SMD/2019/0142- Approved
NMA/2021/0026- Non material amendment relating to SMD/2019/0142- Approved
DOC/2021/0114- Discharge of Conditions 5, 6, 7, 8, 9, 10, 11, 12, 14, 16 & 17 of SMD/2019/0142- Approved
NMA/2022/0008- Non-material amendment to SMD/2019/0142.- Refused

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends:
Press Advert: N/A

Public Comments

No comments received within consultation period

Town / Parish Comments

No comments received within consultation period

Staffordshire Wildlife Trust

No objections

Staffordshire County Council Highways

No objections

OFFICER COMMENTS

Ecology

The application has been supported by the submission of an Amphibian Protection Method Statement and that two Wienerberger bat boxes will be installed on the gable end of each of the proposed dwellings. The Staffordshire Wildlife Trust were consulted on the application and considered the variation to the wording of the conditions to be acceptable.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions.
Case Officer: Rebecca Bowers
Recommendation Date: 14/11/2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council