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Mr Alcock
C/o Agent

Application no: SMD/2021/0491

Determined on: 17/02/2023

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Land Off Tenford Lane TENFORD LANE TEAN STAFFORDSHIRE ST10 4EN

Description of Development:

Approval of reserved matters, appearance, landscaping, layout and scale in relation to
SMD/2016/0811

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development: Appearance, Landscaping, Layout and Scale

1. The development hereby permitted including the landscaping of the site shall be carried out in accordance with the following amended approved plans:

- AL(0)22H
- AL(0)14D
- AL(0)16A
- AL(0)17 Site Plan Revision J
- AW0127 PL002
- AL(0)10B
- AL(0)11B
- AL(0)19B
- AL(0)24B
- AL(0)25A
- K22 001 002 Drainage Strategy Revision H
- K22 001 001C

- K22 001 003C
- K22 001 004D
- K22 001 005A
- K22 001 006E
- K22 001 019
- Basin 1 received 6.1.23
- Basin 2 received 6.1.23
- Southern Boundary Grips drawing received 6.1.23
- LDS517(B) LS Landscaping Scheme
- LDS51701B Landscaping Scheme
- LDS51702B Landscaping Scheme
- 00438 Materials Schedule Rev A with the use of Forterra Heather Multi and Rannoch Red Multi bricks.

Reason:-

For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

2. The landscaping of the site shall be undertaken before any part of the development is brought into use and in accordance with the written specifications of the plants including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, planting sizes and proposed numbers/densities and also implementation timetables to be submitted to and approved in writing by the local planning authority.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

3. The planting scheme shown on Landscape Design Solutions (NW) Ltd Planting Plan 1 of 2 and 2 of 2, Drgs. Nos. LDS517-01B & 02B and Landscape Specification LDS517-LS shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) AA, A, B, C, D, E and F or Part 2 Classes A to C shall be undertaken without express planning permission first being obtained from the Local Planning Authority.

Reason:-

To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and to protect the residential amenities of neighbouring residents.

5. The development hereby permitted shall not proceed above the damp proof course until details of types and colours of all hardsurfacing materials including those of the proposed paths for the shared open spaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

In the interests of the character and appearance of the area.

6. Before the development is first brought into use, seating benches and signage for the public open space hereby approved shall be installed in accordance with the with siting and elevation drawings and details of finishing materials to be submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of the amenity value and appearance of the public open space.

7. The boundary fences, hedges and walls hereby approved shall be installed in accordance with the approved drawings in Condition 1 including fencing along the southern boundary of the site to the north side of the existing hedgerow alongside Tenford Lane before any part of the development is brought into use. The bricks used in the boundaries shall match those of the dwellinghouses approved on site.

Reason:-

In the interests of tree and hedge protection and the overall appearance of the development.

8. The development hereby permitted shall not proceed above the damp proof course until details of which of the facing bricks approved in Condition 1 will be used for each plot and the development shall be carried out in accordance with the approved details.

Reason:-

In the interests of the character and appearance of the area.

9. Notwithstanding the details in the drawings listed in Condition 1, all new boundary hedgerows and trees adjacent to the access road shall be provided in accordance with revised details of species and species mix to be submitted to and approved by the local planning authority.

Reason:-

In the interests of the character and appearance of the area.

10. The development hereby approved shall be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Document (Strategic Drainage Plan, K22-001-002 Rev H, Keytech Development Design Ltd, 25/01/2023) and the following mitigation measures detailed the strategy:

A. An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.

B.-Provision of 3 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:

Basin 1: 491.5m³

Basin 2: 652.2m³

Basin 3: 602.1m³

C.Provision of landscaping to provide erosion control in infiltration basins and swales as per

document LDS517-01 (Rev B), Planting Plan 1 of 2, Landscape Design Solutions (NW) Ltd, 05/01/2023.

D.Provision of bunds around all 3 infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.

E.Provision of swales prior to discharge into Infiltration Basins 1 and 2 and a catch pit prior to discharge into Basin 3.

F. A minimum of 2 levels of water treatment for highway drainage.

G. Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.

H. Finished Floor Levels to be at least 150mm above surrounding ground levels.

I. Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.

J. Exceedance flows to be managed using ground profiling as outlined in Flood Exceedance Plan, K22-001-006 Rev E, Keytech Development Design Ltd, 25/01/2023 with all ground slopes being profiled away from property entrances.

Reason:-

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To improve and protect water quality.

11. Prior to the occupation of the development the following shall be incorporated into the development as approved under Condition 10 and in accordance with details to be submitted and approved in writing by the local planning authority:

Provision of a finalised management and maintenance plan to ensure continued performance of the system for the lifetime of the development. Details of the maintenance arrangements shall be provided, to include a schedule of activities with frequencies, together with the name and contact details of the party or parties responsible for ongoing maintenance and construction phase maintenance strategy. This shall include permeable paving. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:-

To ensure the long-term management and maintenance of the SuDS infrastructure.

12. The development hereby permitted shall not be brought into use until the parking and turning areas for each individual plot have been provided in accordance with the approved plans 00438 AL(0)17 J. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:-

In the interests of highway safety.

13. No individual plot on the development hereby permitted shall be brought into use until the access to that individual plot has been completed.

Reason:-

In the interests of highway safety.

14. Prior to first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be surfaced in a bound and porous material for a minimum distance of

5m rear of the highway boundary, which shall thereafter be retained for the life of the development.

Reason:-

In the interests of highway safety.

15. Garages shall be minimum internal dimensions of 3m x 6m in accordance with the approved drawings and shall be retained for the parking of cars and bicycles and shall not be converted to living accommodation unless a further planning permission has been granted on application to the Local Planning Authority.

Reason:-

In the interests of highway safety.

16. Any driveway/parking area of any plot which falls towards the highway shall be constructed with a drainage interceptor sited immediately rear of the highway boundary, with outfall to SUDS or surface water drainage system.

Reason:-

In the interests of highway safety.

17. The development hereby permitted shall not be brought into use until details of the 2.4mx20m visibility splays at internal junctions have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reason:-

In the interests of highway safety.

18. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees and hedges to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and as set out in the Braemar Arboriculture Ltd ""BS5837 Tree Report"" reference BALDS019-21 Rev B dated 14th July 2021 submitted in support of the application hereby approved, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the appearance of the site.

19. Before the development is first brought into use, fencing shall be erected around the drainage ponds and to the northern boundary of the site in accordance with drawings and details to be submitted to and approved in writing by the local planning authority.

Reason:-

In the interests of public safety.

19. Prior to the erection of any retaining walls or structures, elevational details shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity

Informatives

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2. Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.

3. Whilst the proposals are deemed to achieve a Net Biodiversity Gain, SWT recommends that all or parts of the eastern open space area be seeded with a wildflower mix instead of the Germinal Seeds A19 mix as this would provide a net gain closer to 10% which would be good ecology practice.

4. The works required for the proposed internal road network which are to be proposed for highway adoption require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works. Due to carriageway widths, the internal roads may not be suitable for adoption (see notes below) In which case exemption under S219 Highways Act 1980 will be required. This estate road and drainage layout will require approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

5. The developer is requested to include sustainable energy measures into all new dwellings.

6. It is requested that S106 monies are spent locally (The Wentworths).

7. The developer is requested to include all the recommended the crime prevention measures into the development in accordance with the advice in the Staffordshire Police Crime

Prevention Design Advisor consultation response which can be found on the online application file on the Council website.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at buildingcontrol@staffsmoorlands.gov.uk
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
7. If this is a decision to refuse planning permission for a minor commercial application, and you

want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
13. Working smoke alarms correctly positioned in your home can save your life.
The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.