

APPLICATION NO: 19/00662/REMM

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF RESERVED MATTERS

APPLICANT:

Elan Homes & George Hodgetts Farms
2nd Floor
De Montfort House
High Street
Coleshill
B46 3BP

AGENT:

JVH Town Planning Consultants Ltd
Houndhill Courtyard
Houndhill
Marchington
ST14 8LN

LOCATION OF DEVELOPMENT:

Land At, The Shrubbery, Elford, Tamworth

DESCRIPTION OF DEVELOPMENT:

Application of approval of Reserved Matters for appearance, landscaping, layout and scale for the erection of 25 dwellings incl new access and vehicle turning area in accordance with application 17/01379/OUTM

Reserved Matters is hereby **GRANTED** for the above development in accordance with the application, plans and drawings listed below and subject to compliance with the following conditions:

CONDITIONS:

1. This approval of reserved matters is granted in respect of outline planning permission 17/01379/OUTM and the development hereby approved shall comply in all respects with the terms of that outline permission and the conditions imposed on it except insofar as may be otherwise required by this permission, or any subsequent amendment or condition to which the permission is subject.
2. The development authorised by this permission shall be carried out in complete accordance with the approved plans and specification, as listed on this decision notice, except insofar as may be otherwise required by other conditions to which this permission is subject.

CONDITIONS to be complied with PRIOR to commencement of development hereby approved:

3. Prior to the commencement of development, all facing materials and external finishes of the proposed dwellings and garage door details shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
4. Notwithstanding the details shown on the proposed site plan, prior to the commencement of development details shall be submitted to and approved in writing by the local planning authority indicating the longitudinal

gradients for the access road. The development shall thereafter be carried out in accordance with the approved details.

5. Prior to commencement of development a revised plan indicating limits of adoption to include the extent of all vehicular visibility splays and footways shall be submitted to and approved in writing by the Local Planning Authority. All vehicular visibility splays shall thereafter be provided and maintained for the life of the development.

6. Prior to Commencement of development a Highway Works Agreement shall be secured with Staffordshire County Council Highways for the main site access point and associated offsite highway works. The works shall be completed in accordance with the agreement prior to the occupation of any new dwellings.

7. Prior to the commencement of development details of storm water drainage shall be submitted to and approved in writing by the Local Planning Authority for the following:

- o Surface water drainage and outfall from the proposed parking and manoeuvring areas to remain private.
- o The drainage system shall thereafter be provided and retained in accordance with the approved details prior to first use of the proposed development.

All other CONDITIONS to be complied with:

8. The development permitted by this planning application shall be undertaken in accordance with the Woodland Management document reference 434-19, Revision 0 and the Management Strategy outlined in section 6 which shall be reviewed at the end of a 10 year period, and updated with details of a new Management Strategy for a further 15 years with these details submitted and agreed in writing with the Local Planning Authority. Management of the woodland shall thereby be managed in accordance with details as agreed for a period of 25 years.

9. The development permitted by this planning permission shall be carried out in accordance with the updated Flood Risk Assessment/Drainage Strategy (RACE/ECA/TSE/DS1/REV1/3rd September 2019 complied by RACE) and the following documents contained within the FRA:

- o Engineering General Arrangement -ENG_100-REV # - Aug 2019
- o Balancing Pond Construction Detail - ENG_209-Rev # -Aug 2019
- o Cellular Storage Detail - ENG_285 - Rev#- Aug 2019
- o Surface Water Catchment Area Plan - ENG_140-Rev# - Aug 2019
- o Private Drainage Sheet 1 - ENG_110-Rev# - Aug 2019
- o Private Drainage Sheet 2 - ENG_111 - Rev # - Aug 2019
- o Private Drainage Sheet 3 - ENG_112 - Rev # - Aug 2019
- o Private Drainage Sheet 4 - ENG_113 - Rev # - Aug 2019

10. The development permitted by this planning permission shall be carried out in strict accordance with the Construction Environment Management Plan and Habitat Management Plan (reference SET_009.01).

11. Before any of the dwellings hereby approved are first occupied, the new site access from The Shrubbery to the site, shall be completed within the limits of the public highway and an appropriate visibility splay either side of the access shall be provided, and the visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm above the adjacent carriageway level.

12. Prior to the occupation of any permitted dwelling the parking and turning areas for that dwelling shall be provided. The parking and turning areas shall always thereafter be retained for their designated purposes.

13. No dwelling hereby permitted without access to a garage shall be occupied until a secure cycle storage has been provided and maintained in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

14. The garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. At no time shall these be converted to living accommodation without the prior express permission of the Local Planning Authority.

15. Prior to occupation of the first dwelling, the pedestrian links into the site within the limits of the adopted highway shall be provided and thereafter retained for the life of the development.

16. Prior to occupation of the first dwelling, introduce a pedestrian crossing on The Shrubbery creating a pedestrian connection from the development to the existing footway on the opposite side. The exact location and detail of the crossing to be agreed with Staffordshire County Council.

17. The development permitted by this planning permission shall be carried out in strict accordance with the Tree Protection Plan (Plan Ref BS5837).

REASONS FOR CONDITIONS:

1. In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended.

2. For the avoidance of doubt and in accordance with the applicant's stated intentions, in order to meet the requirements of Policy BE1 of the Local Plan Strategy and Government Guidance contained in the National Planning Practice Guidance.

3. To ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy and the National Planning Policy Framework.

4. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.

5. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.

6. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.

7. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.

8. To ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 and Policy NR4 of the Local Plan Strategy.

9. To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the impact of flooding on the proposed development and future occupants.

10. To secure a net gain to biodiversity and enhance the nature conservation value of the site in accordance with Core Policies 3 and 13 and Policy NR3 of the Local Plan Strategy, the Biodiversity and Development SPD and the National Planning Policy Framework.

11. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.
12. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.
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14. To ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy and the National Planning Policy Framework.
15. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.
16. In the interests of highway safety, in accordance with Core Policies 3 and 5, Policy ST2 of the Local Plan Strategy and the National Planning Policy Framework and to ensure the satisfactory appearance of the development in accordance with the requirements of Policy BE1 of the Local Plan Strategy.
17. To ensure the protection of existing trees in accordance with the requirements of Policy BE1 and Policy NR4 of the Local Plan Strategy.

NOTES TO APPLICANT:

1. The Development Plan comprises the Lichfield District Local Plan Strategy (2015) and saved policies of the Lichfield District Local Plan (1998) as contained in Appendix J of the Lichfield District Local Plan Strategy (2015) and Elford Neighbourhood Plan (2019).
2. The applicant's attention is drawn to The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017, which requires that any written request for compliance of a planning condition(s) shall be accompanied by a fee of £34 for a householder application or £116 for any other application including reserved matters. Although the Council will endeavour to deal with such applications in a timely manner, it should be noted that legislation allows a period of up to 8 weeks for the Local Planning Authority to discharge conditions and therefore this timescale should be borne in mind when programming development.
3. Please be advised that Lichfield District Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 19th April 2016 and commenced charging from the 13th June 2016. A CIL charge applies to all relevant applications. This will involve a monetary sum payable prior to commencement of development. In order to clarify the position of your proposal, please complete the Planning Application Additional Information Requirement Form, which is available for download from the Planning Portal or from the Council's website at www.lichfielddc.gov.uk/cilprocess.
4. The applicant is advised to contact Western Power Distribution prior to any works commencing. This is in order to avoid any inadvertent contact with any live apparatus including underground cable and overhead lines during any stage before or after development. Any works within the vicinity of electrical conductors should be undertaken in accordance with HSE documents GS6 and HS(G)47 - all excavation works shall be undertaken by hand around electricity apparatus and any striking of cables or overhead lines should be reported to WPD on 105 immediately or as soon as it is safe to do so.

APPROVED PLANS

Topographical Survey	
Location Plan	Version: 17 14501
Street Scenes	Version: ELF-SS-001 D
Preliminary Refuse Vehicle Tracking	Version: RACE/EH/TSE
Tree Protection Plan	Version: BS5837
Landscaping Layout	Version: ELF-LL-001/M
Planning Layout ELF-PL-001/R	
CEMP and HMP	Version: SET_009.01/5
House Type Banbury G Series	ELF-G-P/BAN-01 REV B
House Type Beeston G Series	ELF- G-P/BEE-01 REV B
House Type Howden G Series	ELF-G-P/HOW-01 REV B
House Type Special Fearn G Series	ELF-G-P/FEA-SP-01
House Type The Aviemore G Series	ELF-G-P/AV1-01 REV B
House Type Grosvenor G Series TYPE 1	ELF-G-P/GRO-01 REV C
House Type Grosvenor G Series TYPE 2	ELF-G-P/GRO-01.1 REV C
House Type The Buckingham Special G Series TYPE 1	ELF-G-P/BUC-SP-01 REV C
House Type The Buckingham Special G Series TYPE 2	ELF-G-P/BUC-SP-01 REV B
House Type Broughton G Series	ELF-G-P/BRO-01 REV B
House Type Mayfair G Series	ELF-G-P/MAY-01 REV C
House Type Halstead G Series Sheet 1 of 2	ELF-G-P/HAL-01 REV A
House Type Halstead G Series Sheet 1 of 2	ELF-G-P/HAL-02 REV C
House Type 14 G Series Sheet 1 of 2	ELF-G-P/14-01 REV B
House Type 14 G Series Sheet 1 of 2	ELF-G-P/14-02 REV B
Garage G Series Non Standard Sheet 1 of 3	ELF-G-P/GAR-01 REV B
Garage G Series Non Standard Sheet 2 of 3	ELF-G-P/GAR-02 REV B
Garage G Series Non Standard Sheet 3 of 3	ELF-G-P/GAR-03 REV C
Street Scenes	Version: ELF-SS-001/D

Signed

DATE OF DECISION: 6th April 2020

On behalf of Lichfield District Council

PLEASE READ IMPORTANT ADVICE TO APPLICANTS

IMPORTANT ADVICE TO APPLICANTS

PLEASE READ

1. If the applicant is aggrieved by the decision or is aggrieved by any specific conditions attached to this permission by the Local Planning Authority, they may appeal to the Secretary of State within six 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>. 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.
2. This permission does not imply any approval under the Building Regulations, for which a separate application may be required, or any other formal consents required by other statutory bodies, for example drainage, highway permits etc. It is the applicant's responsibility to ensure that all of the relevant permissions in relation to this development are in place.
3. The applicant is reminded of the need to comply with the requirements of the Party Wall etc. Act 1996 where relevant.
4. Conditions may be attached to this permission, which require the applicant to submit details to the Local Planning Authority for approval **prior to the commencement of any development on site**. The applicant must therefore ensure that all necessary approvals have been gained before commencing work on site. **Failure to do so could result in the Local Planning Authority taking formal action in respect of the unauthorised works.**
5. This decision only relates to the development as shown on the approved plans and any conditions imposed. Should the applicant need to make any variation to these (including the need to comply with the Building Regulations) they should contact the Local Planning Authority to discuss the implications of these variations and agree an appropriate method of resolution, prior to carrying out the works. **Failure to do so could result in the Local Planning Authority taking formal action in respect of the unauthorised works.**