

Cannock Chase District Council
Planning Control Committee
22 February 2023
Officer Update

CH/22/0318 Land off Norton Hall Lane

1) Following compilation of the report for the Committee agenda, officers wish to update a number of the recommended conditions and include a further condition for consideration. The amended conditions and additional condition read as follows (the amended wording is highlighted in bold text for ease):-

2. No materials shall be used for the external surfaces of the development other than those specified on the **Materials Layout NCCO-ML.000 Rev C**

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP15, CP16, RTC3 (where applicable) and the NPPF.

5. **No dwelling hereby approved shall be occupied** until the access road, parking, servicing and turning areas have been provided, in so far as they relate to that dwelling, in accordance with the approved plans.

Reason:

In the interest of highway safety. To comply with the principles set out in the National Planning Policy Framework.

7. The development hereby permitted shall only be carried out in accordance with the approved flood risk and drainage strategy documents (listed below), and the following mitigation measures detailed within:

- Surface water drainage system(s) designed in full accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (SuDS), DEFRA, March 2015.
- Sustainable Drainage Systems designed in full accordance with all relevant policies and standards (both local and national), from the Staffordshire County Council SuDS Handbook.
- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that all surface water systems shall be maintained and managed for the lifetime of the development.
- Provision for adequate and satisfactory surface water quality management and pollution mitigation. Methods such as CIRIA C753, The Simple Index Approach to surface water management shall be appropriately implemented to demonstrate and evidence this.

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.

Approved Documents

- 1) Norton Hall Lane, Norton Canes, Flood Risk Assessment and Drainage Strategy, HLEF83843- Version 2- 29/11/2023
- 2) HLEF83843 – Norton Hall Lane, Norton Canes, Letter to Adam Bushnell Flood Risk Planning and Projects Officer- Staffordshire County Council, from Josh Hughes, Consultant Hydrologist.

RPS. Dated 17th January 2023. Flood Risk Response.

Approved Plans

- 1) AAC5403_RPS_XX_XX_DR_C_600-01_P06 Levels and Drainage Concept
- 2) AAC5403_RPS_XX_XX_DR_C_600-02_P04 Drainage Area Plan
- 3) AAC5403_RPS_XX_XX_DR_C_200_01_P04 Private Drainage Sht 9.**
- 4) AAC5403_RPS_XX_XX_DR_C_200_02-P03 Private Drainage Sht 10.
- 5) AAC5403_RPS_XX_XX_DR_C_600_03-P01-P04 Flood Route Plan
- 6) AAC5403_RPS_XX_XX_DR_C_600_04-P01 Plot 52 Flood Route.
- 7) Detailed Soft Landscaping Sheet 1 of 2
- 8) Detailed Soft Landscaping Sheet 2 of 2.
- 9) External Works

Reason:

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

8. **No dwelling hereby approved shall be occupied** until the acoustic details as provided within the AESG acoustic report of February 2023 Ref. PHM-NCC-ACO-R1 Rev 6 in respect to maximum noise levels for residential development, in so far as they relate to that dwelling, have been implemented in full and retained for the lifetime of the development.

Reason:

To mitigate potential adverse impacts from noise on residential amenity in line with Local Plan Policy CP3 and paragraphs 183-188 of the National Planning Policy Framework.

15. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan NCC.LP Rev A
- Planning Layout AAH5761-RPS-xx-GF-DR-A-9303 Rev. P01.04
- Planning Layout Colour A1 AAH5761-RPS-xx-GF_DR_A_9303 Rev P01.04

- **Materials Layout NCCO-ML.000 Rev C**
- External Works Layout AAH5761- RPS-xx-GF-DR-A-9001 Rev P01.01
- Detailed Landscape Proposals Sheet 1 of 1 - JSL4515-RPS-XX-EX-DR-L-9001_P03
- Detailed Landscape Proposals Sheet 2 of 2 - JSL4515-RPS-XX-EX-DR-L-9002_P03
- Detailed Planting Schedule and Specification - JSL4515-RPS-XX-EX-DR-L-9003_P03
- Proposed Plans AI_MA_End_R21 - 901
- Proposed Elevation - Traditional AI_MA_EndR21 – 903
- Proposed Plans An_MA_End_R21 -901 Rev A
- Proposed Elevation - Traditional An_MA_End_R21 - 903 Rev A
- Proposed Plans Bw_MA_Det_R21 -901 Rev B
- Proposed Elevation - Traditional Bw_MA_Det_R21 -903 Rev A
- Proposed Plans - Ch_MA_Det_R21 -901 Rev B
- Proposed Elevation - Traditional Ch_MA_Det_R21 -903 Rev A
- Proposed Plans - Da_MA_End_R21 -901
- Proposed Elevation - Traditional Da_MA_End_R21 -903 Rev A
- Proposed Plans & Eles- Side Gable Ga1.1 901
- Proposed Plans & Eles - Double Garage Ga2.2 901
- Proposed Plans Hd_MA_End_Trad_R21 - 901
- Proposed Elevation - Traditional Hd_MA_End_Trad_R21 - 903
- Proposed Plans Sa_MA-End_R21 -901 Rev A
- Proposed Elevation Traditional - Sa_MA_End_R21 -903 Rev A
- Proposed Plans Sh_MA_Det_R21 - 901 Rev A
- Proposed Elevation - Traditional Sh_MA_Det_R21 903 Rev A
- Proposed Plans St_FJ_MA_End_R21 - 901 Rev A
- Proposed Elevation - Traditional St_FJ_MA_End_R21 - 903 Rev A
- Proposed Plans Wa_MA_End_R21 - 901
- Proposed Elevation - Traditional Wa_MA_End_R21 -903
- Additional Plans and their plot references

2) Additional Drainage Condition to be added

The development hereby permitted should not commence until drainage plans for the disposal of foul water flows have been submitted to and approved by the Local Planning Authority.

The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure the development is provided with a satisfactory means of drainage and to prevent flooding, in accordance with Local Plan policy CP16.

3) Comments from the Designing Out Crime Officer

No objection to the application. It is important that a high level of physical security is incorporated in these proposals and that the following is considered. I have recommended that Secured by Design standards are applied to all aspects of this development.

It is recommended that the development should be built to Secured By Design Standards (SBD), which considers security within the design of any development. Guidance can be found in the Secured By Design Homes 2019 guide SBD Design Guides (securedbydesign.com).

4) House Type and relevant Plot Number schedule provided for clarity as some of the house types are handed versions

Plot	Housetype	Plot Handed
1	Sh- Sherwood – 3 Bed House – 2 Storey	AS – Version 1
2	Al- Almouth – 2 Bed House – 2 Storey	AS – Version 1
3	Al- Almouth – 2 Bed House – 2 Storey	OPP – Version 2
4	Hd – Haldon – 2 Bed House – 2 Storey	AS – Version 1
5	Hd – Haldon – 2 Bed House – 2 Storey	AS – Version 1
6	Hd – Haldon – 2 Bed House – 2 Storey	OPP – Version 2
7	Al- Almouth – 2 Bed House – 2 Storey	AS – Version 1
8	Al- Almouth – 2 Bed House – 2 Storey	OPP – Version 2
9	Bw – Barnwood – 3 Bed House – 2 Storey	AS – Version 1
10	Bw – Barnwood – 3 Bed House – 2 Storey	OPP – Version 2
11	An – Ashdown – 3 Bed House – 3 Storey	OPP – Version 2
12	An – Ashdown – 3 Bed House – 3 Storey	AS – Version 1
13	An – Ashdown – 3 Bed House – 3 Storey	OPP – Version 2
14	An – Ashdown – 3 Bed House – 3 Storey	AS – Version 1
15	St – Stanton – 3 Bed House - 3 Storey	OPP – Version 2
16	St – Stanton – 3 Bed House - 3 Storey	AS – Version 1
17	St – Stanton – 3 Bed House - 3 Storey	OPP – Version 2
18	St – Stanton – 3 Bed House - 3 Storey	AS – Version 3
19	Bw – Barnwood – 3 Bed House – 2 Storey	OPP – Version 2
20	Sh- Sherwood – 3 Bed House – 2 Storey	OPP – Version 2
21	Sh- Sherwood – 3 Bed House – 2 Storey	OPP – Version 2
22	Wa – Wareham – 2 Bed House – 2 Storey	OPP – Version 4
23	Wa – Wareham – 2 Bed House – 2 Storey	AS – Version 1
24	Hd – Haldon – 2 Bed House – 2 Storey	AS – Version 1

Plot	Housetype	Plot Handed
25	Hd – Haldon – 2 Bed House – 2 Storey	OPP – Version 2
26	Hd – Haldon – 2 Bed House – 2 Storey	AS – Version 1
27	Hd – Haldon – 2 Bed House – 2 Storey	OPP – Version 2
28	Wa – Wareham – 2 Bed House – 2 Storey	OPP – Version 2
29	Wa – Wareham – 2 Bed House – 2 Storey	AS – Version 3
30	Sh- Sherwood – 3 Bed House – 2 Storey	AS – Version 1
31	Bw – Barnwood – 3 Bed House – 2 Storey	AS – Version 1
32	Bw – Barnwood – 3 Bed House – 2 Storey	OPP – Version 2
33	Sh- Sherwood – 3 Bed House – 2 Storey	OPP – Version 2
34	Ch – Charnwood – 3 Bed House – 2 Storey	AS – Version 1
35	Ch – Charnwood – 3 Bed House – 2 Storey	OPP – Version 2
36	Ch – Charnwood – 3 Bed House – 2 Storey	AS – Version 1
37	Ch – Charnwood – 3 Bed House – 2 Storey	OPP – Version 2
38	Ch – Charnwood – 3 Bed House – 2 Storey	AS – Version 1
39	Ch – Charnwood – 3 Bed House – 2 Storey	OPP – Version 2
40	Sa – Saunton – 3 Bed House – 2.5 Storey	OPP – Version 2
41	Sa – Saunton – 3 Bed House – 2.5 Storey	AS – Version 1
42	Bw – Barnwood – 3 Bed House – 2 Storey	AS – Version 1
43	St – Stanton – 3 Bed House - 3 Storey	OPP – Version 4
44	St – Stanton – 3 Bed House - 3 Storey	AS – Version 1
45	St – Stanton – 3 Bed House - 3 Storey	OPP – Version 2
46	St – Stanton – 3 Bed House - 3 Storey	AS – Version 1
47	St – Stanton – 3 Bed House - 3 Storey	OPP – Version 2
48	St – Stanton – 3 Bed House - 3 Storey	AS – Version 1
49	St – Stanton – 3 Bed House - 3 Storey	AS – Version 1
50	Bw – Barnwood – 3 Bed House – 2 Storey	AS – Version 1
51	Sh- Sherwood – 3 Bed House – 2 Storey	OPP – Version 2
52	Bw – Barnwood – 3 Bed House – 2 Storey	AS – Version 1
53	Da – Danbury – 3 Bed House- 2 Storey	AS – Version 1
54	Da – Danbury – 3 Bed House- 2 Storey	OPP – Version 2
55	Ch – Charnwood – 3 Bed House – 2 Storey	AS – Version 1