

**Please ask for:** Joanna Hunt  
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19 March 2024

Dear Councillor,

**Planning Control Committee**

**3:00pm, Wednesday 27 March 2024**

**Council Chamber, Civic Centre, Cannock**

You are invited to attend this meeting for consideration of the matters itemised in the following Agenda. The meeting will commence at 3.00pm or at the conclusion of the site visits, whichever is the later. Members should note that the following site visits have been arranged: -

<b>Application Number</b>	<b>Application Location and Description</b>	<b>Start Time</b>
CH/23/0231	<b>243 Hill Street, Hednesford, Cannock, WS12 2DP</b> Residential Development - Demolition of existing dwelling No. 243 Hill Street and the construction of 10 dwellings with associated access, parking and amenity	1:50pm
CH/22/0233	<b>Former Sycamore Working Mens Club 272 Hednesford Road, Norton Canes, WS11 9SA</b> Proposed development to consist of one apartment block with 6 apartments, 1 two bedroom bungalow and four houses to an existing development. New application includes parking arrangements to existing and proposed development	2.20pm

Members wishing to attend the site visits are requested to meet at 243 Hill Street, Hednesford, WS12 2DP at 1:50pm as indicated on the enclosed plan. Please note that, following a risk assessment, Members undertaking site visits must wear full PPE or they will not be permitted on to the site. In this case, the PPE will constitute a hard hat, hi-vis vest, and safety footwear.

Yours sincerely,



**Tim Clegg**  
**Chief Executive**

To Councillors:

Fisher, P.A. (Chair)  
Cartwright, S.M. (Vice-Chair)  
Aston, J.                      Mawle, D.  
Fitzgerald, A.A.          Pearson, A.R.  
Hoare, M.W.A.          Prestwood, F.  
Jones, P.T.                  Sutherland, M.  
Jones, V.                      Thornley, S.J.  
Kenny, B.                      Wilson, L.J.  
Kruskonjic, P.

## **Agenda**

### **Part 1**

#### **1. Apologies**

#### **2. Declaration of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

To declare any interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

#### **3. Disclosure of Details of Lobbying of Members**

#### **4. Minutes**

To approve the Minutes of the meeting held on 28 February 2024 (enclosed).

#### **5. Members' Requests for Site Visits**

#### **6. Report of the Planning Services Manager**

Members wishing to obtain information on applications for planning approval prior to the commencement of the meeting are asked to contact the Planning Services Manager.

Details about planning applications can be accessed on the Planning section of the Council's [website](#).

### ***Site Visit Applications***

<b>Application Number</b>	<b>Location and Description</b>	<b>Item Number</b>
1. CH/23/0231	<b>243 Hill Street, Hednesford, Cannock, WS12 2DP</b> Residential Development - Demolition of existing dwelling No. 243 Hill Street and the construction of 10 dwellings with associated access, parking and amenity	6.1 - 6.39
2. CH/22/0233	<b>Former Sycamore Working Mens Club 272 Hednesford Road, Norton Canes, WS11 9SA</b> Proposed development to consist of one apartment block with 6 apartments, 1 two bedroom bungalow and four houses to an existing development. New application includes parking arrangements to existing and proposed development	6.40 - 6.67

### ***Planning Application***

<b>Application Number</b>	<b>Location and Description</b>	<b>Item Number</b>
3. CH/23/0367	<b>155 Wimblebury Road, Heath Hayes, Cannock, WS12 2EW</b> Erection of a 2-bed dwelling (resubmission of CH/23/0013)	6.68 - 6.84

## **7. Exclusion of the Public**

The Chair to move:

That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information as defined in Paragraph 1, 2 and 7, Part 1, Schedule 12A of the Local Government Act 1972 (as amended).

## **Agenda**

### **Part 2**

#### **8. Enforcement Case - ENF/23/236**

Not for Publication Report of the Planning Services Manager (Item 8.1 - 8.10).

The Report is confidential due to the inclusion of information:

- Relating to any individual.
- Which is likely to reveal the identity of an individual.
- Relating to any action taken or to be taken in connection with the prevention, investigation, or prosecution of crime.

**Cannock Chase Council**  
**Minutes of the Meeting of the**  
**Planning Control Committee**

**Held on Wednesday 28 February 2024 at 3:05pm**

**In the Council Chamber, Civic Centre, Cannock**

**Part 1**

**Present:**

Councillors

Cartwright, S.M. (Vice-Chair - in the Chair)

Aston, J.	Pearson, A.R.
Fitzgerald, A.A.	Prestwood, F.
Jones, P.T.	Sutherland, M.
Kenny, B.	Thornley, S.J.
Kruskonjic, P.	Wilson, L.J.
Mawle, D.	

(The start of the meeting was slightly delayed).

**87. Apologies**

Apologies for absence were received from Councillors P.A. Fisher (Chair), M. Hoare and V. Jones.

In the absence of the Chair, the meeting was chaired by Councillor S.M. Cartwright (Vice-Chair).

**88. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

<b>Member</b>	<b>Interest</b>	<b>Type</b>
Mawle, D.	Application CH/23/0390 - 446 Littleworth Road, Cannock, Staffordshire, WS12 1JB - Erection of a 2 storey 3 bedroom dwelling to the rear including associated access, parking and landscaping (resubmission of CH/23/0252) - <i>Member had a previous business relationship with the applicant.</i>	Personal and Pecuniary

**89. Disclosure of Details of Lobbying by Members**

None

**90. Minutes**

**Resolved:**

That the Minutes of the meeting held on 7 February 2024 be approved as a correct record.

## 91. Members Requests for Site Visits

### Resolved:

That a site visit be undertaken in respect of Application CH/24/034, High Bank Cottage, Penkridge Bank Road, Rugeley, WS15 2UA - proposed remodel of existing dwelling including single storey rear extension with balcony above, proposed single storey front porch extension with balcony above, proposed single storey side extension, various external changes throughout including refitting new outdoor kitchen area. The reason for the site visit was to assess any possible overdevelopment of the site.

(This was moved by Councillor A. Pearson and seconded by Councillor F. Prestwood).

*(Having declared a personal and pecuniary interest Councillor D. Mawle left the meeting during the determination of the following application).*

## 92. Application CH/23/0390, 446 Littleworth Road, Cannock, Staffordshire, WS12 1JB, Erection of a 2 storey 3-bedroom dwelling to the rear including associated access, parking and landscaping (resubmission of CH/23/0252)

Following a site visit consideration was given to the Report of the Planning Services Manager (Item 6.1 - 6.28) *(presented by the Planning Officer)*.

Prior to consideration of the application the Planning Officer advised that an update had been circulated to Members in advance of the meeting. The update outlined that comments had been received from a neighbouring property raising a range of issues. Officers recognised some of these concerns align with those expressed in the original report e.g. such as difficulties around access and impacts upon enjoyment of the neighbouring garden. However, the representations did not raise significant material new planning issues and no change to the Officer recommendation was considered to be required.

The Planning Officer then provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

During the debate a number of Members were of the opinion that the application was acceptable on the basis of the planning benefits outweighing the discussed negative aspects of the development - subject to relevant conditions being added to the approval. Councillor A. Pearson then moved that the application be approved and he outlined the reasons for this. This was seconded by Councillor F. Prestwood.

Members suggested a number of conditions should be added to the approval, these included restrictions on the times allowed for building work to take place, obscured windows to the front of the proposed property and conditions as per the consultee recommendations. Officers confirmed that, should Members be minded to approve the application, the conditions suggested by Members and any other suitable conditions (such as those suggested by consultees), along with any relevant S106/S111 contribution, could be delegated to Officers to determine.

### Resolved:

- (A) That the application which was recommended for refusal, be approved as Members considered the development was acceptable on the balance of relevant considerations, subject to the applicant being requested to enter into an Agreement

either under S106 or by S111 of the Town and Country Planning Act 1990 to secure SAC Contributions to offset recreational impacts through new development in the district.

(B) That, on completion of the Agreement, delegated authority be given to the Head of Economic Development and Planning to approve the application subject to the following conditions requested by Members:

- restriction on the times building was allowed
- obscured windows
- conditions as recommended by consultees within the Officer report

(C) That the remainder of conditions and reasons be delegated to Officers to determine.

*(Councillor D. Mawle returned to the meeting at this point).*

**93. Application CH/23/0429, 63 Sycamore Green, West Chadsmoor, Cannock, Staffordshire, WS11 4PN, Demolition of existing workshop and erection of 1 x 2 bed and 1 x 1 bed apartments including garages**

Following a site visit consideration was given to the Report of the Planning Services Manager (Item 6.29 - 6.41) *(presented by the Planning Officer)*.

Prior to consideration of the application the Planning Officer outlined the following update that had been circulated to Members in advance of the meeting:

“Following compilation of the report for the Committee agenda, a further consultation response was received from the Planning Policy Team. Officers confirmed that they had no objection to the development proposal in planning policy terms, subject to the scheme respecting the character and density of the area and promoting the creation of better places in which to live and work”.

The Planning Officer then provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

**Resolved:**

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

**94. Application CH/22/0169, 203 Hednesford Road, Heath Hayes, WS12 3NH, Erection of 1 No. two bedroom bungalow**

Consideration was given to the Report of the Planning Services Manager (Item 6.42 - 6.57) *(presented by the Planning Officer)*.

The Planning Officer provided a presentation to the Committee outlining the application showing photographs and plans of the proposals.

**Resolved:**

That the application be approved subject to the conditions contained in the report for the reasons stated therein.

The meeting closed at 4:01pm

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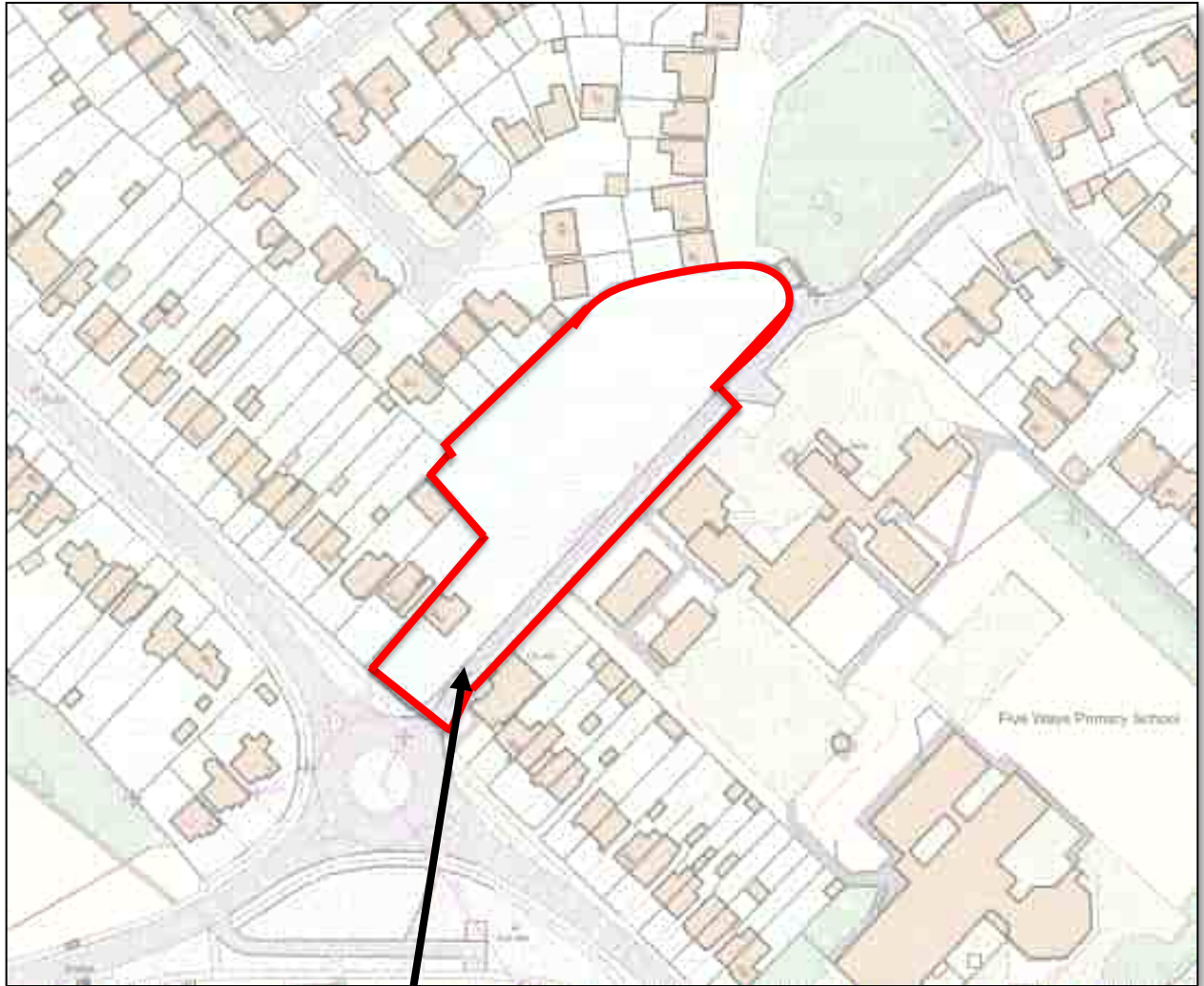
**Chair**



**Application No:** CH/23/0231

**Location:** 243 Hill Street, Hednesford, Cannock, Staffordshire WS12 2DP

**Proposal:** Residential Development - Demolition of existing dwelling No. 243 Hill Street and the construction of 10 dwellings with associated access, parking and amenity



**SITE VISIT  
MEETING POINT**

**Application No:** CH/22/0233

**Location:** Former Sycamore Working Mens Club, 272 ,  
Hednesford Road, Norton Canes, WS11 9SA

**Proposal:** Proposed Development to consist of one  
Apartment Block with 6 apartments, 1 two  
bedroom bungalow and Four Houses to an  
existing Development. New application includes  
parking arrangements to existing and proposed  
Development



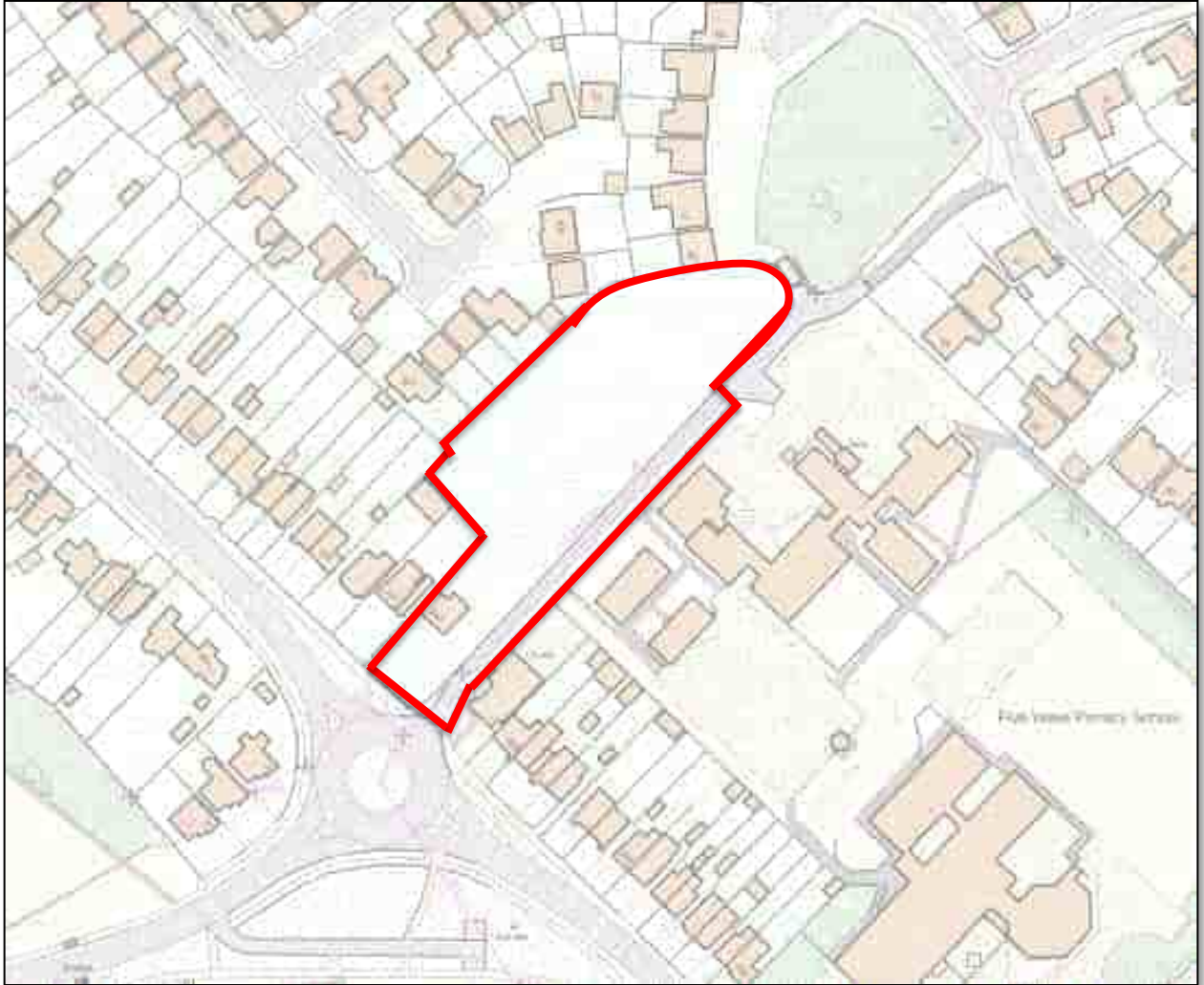
**SITE VISIT  
MEETING POINT**

**Application No:** CH/23/0231

**Item No. 6.1**

**Location:** 243 Hill Street, Hednesford, Cannock, Staffordshire WS12 2DP

**Proposal:** Residential Development - Demolition of existing dwelling No. 243 Hill Street and the construction of 10 dwellings with associated access, parking and amenity



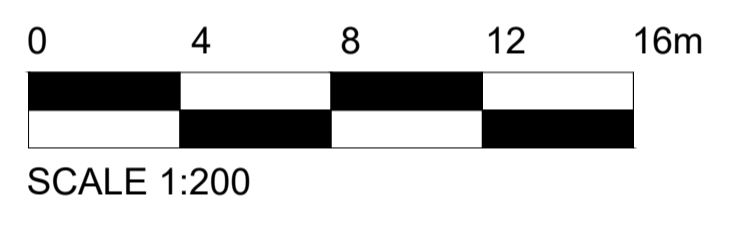
**Location Plan**



- Site boundary
- Tree Protection Fencing
- Land in Client Ownership
- - - 1.8m Closeboard fence
- - - 900mm hoop top fence
- Soft Landscaping Area (Lawn)
- Paving slabs (Type 1)  
Marshalls Standard Smooth Buff Paving Slab 600 x 450 x 22 mm
- Paving slabs (Type 2)  
Marshalls Super Sandstone Flower Buff Paving Slab 600 x 300 x 22 mm
- Red Brindle Block Paving
- Soft landscaping fill (Bark)
- Hot rolled asphalt BS594 1992 Pt 1  
Table 3 Col 55/10,100 pen binder
- - - Foul Drainage
- - - Storm Drainage (Soakaway)
- - - Root protection area

Plot No.	House Type	m <sup>2</sup>	ft <sup>2</sup>
1	Type A - 4 Bedroom Detached	164.6	1,771
2	Type B - 3 Bedroom Detached	90.2	971
3	Type D - 2 Bedroom Detached	78.2	842
4	Type D - 2 Bedroom Detached	78.2	842
5	Type B - 3 Bedroom Detached	90.2	971
6	Type D - 2 Bedroom Detached	78.2	842
7	Type E - 3 Bedroom Detached	125.4	1,350
8	Type F - 3 Bedroom Detached	105.3	1,133
9	Type G - 3 Bedroom Semi-Detached	84	904
10	Type G - 3 Bedroom Semi-Detached	84	904
<b>Total GIA</b>		<b>978.3</b>	<b>10,530</b>

For detailed drainage strategy see ABA drawing 16651-ABA-23-00-C-500 in FLOOD RISK STATEMENT & DRAINAGE STRATEGY report



E	Site Amendments in accordance with LPA comments	MB	12.02.24
D	Site Amendments in accordance with LPA comments	MB	25.01.24
C	Plot Amendments	MB	05.10.23
B	Landscaping Amendments	MB	18.08.23
A	Amendments to Plot 6	MB	29.06.23
X	FIRST ISSUE	MB	02.03.23
Rev:	Details:	By / Chk:	Date:

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**H&S HAZARDS:**

Significant hazards relative to the architectural design shown on this drawing have been assessed and highlighted with reasonable skill and care using a warning triangle system.

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- Those of an unusual nature.
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5003992

Client:  
**Ridgewood Homes Ltd**

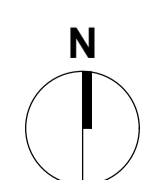
Project:  
**Hill Street Development  
Hednesford**

Drawing Title:  
**Site Plan**

Stage: <b>RIBA 3</b>	Status: <b>Planning</b>	Sheet Size: <b>A1</b>
Job Number: <b>2923</b>	Date: <b>05.05.2023</b>	Scale: <b>1:200</b>

Revision:  
**2923-03** **E**

Connection into existing sewers, contractor to review outfall level at least 1 week prior to construction starting Section 195 sewers, connection agreement may be required. Contractor to confirm.





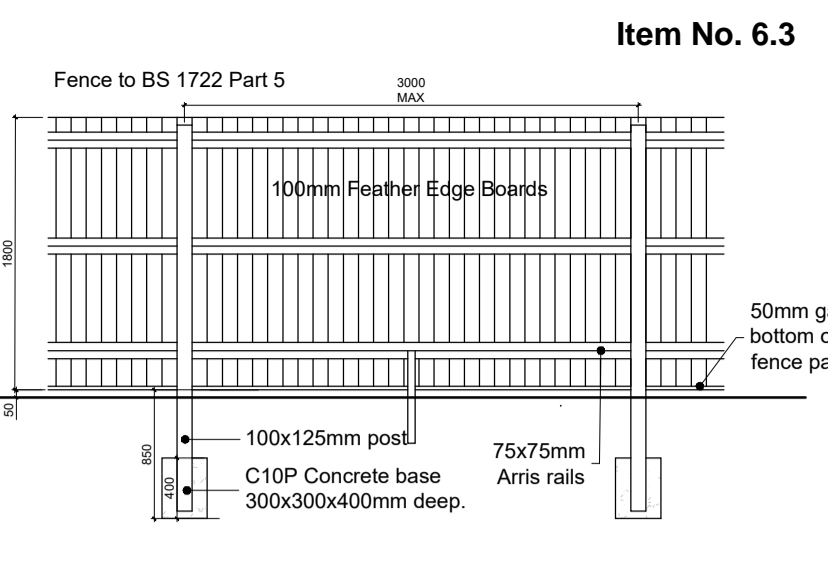
**GENERAL NOTES:**

1.0 SOILS: Subsoil to be scarified to 300mm depth prior to spreading topsoil to alleviate compaction. Imported topsoil to be in accordance with BS3882 'Premium Grade' or as approved. As saved topsoil (and imported if requested) to be laboratory tested to BS3882 and ameliorated as required to meet the required specification. Screened or manufactured topsoil is not acceptable. Grass areas to be a minimum depth of 150mm, shrub beds 450mm depth and forestry / transplants 300mm depth. Incorporate proprietary non peat compost to BS1 PAS 100 to 50mm depth evenly worked into soil.

2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m wendmesh fencing on a scaffold framework in accordance with BS 5837:2005 Fig 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2 at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter ( trees with more than one stem below 1.5m from ground) refer to Clause 5.2.2 Further precautions are to be taken as detailed within BS5837:2012

3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by a registered tree surgeon in accordance with BS 3998:2010.

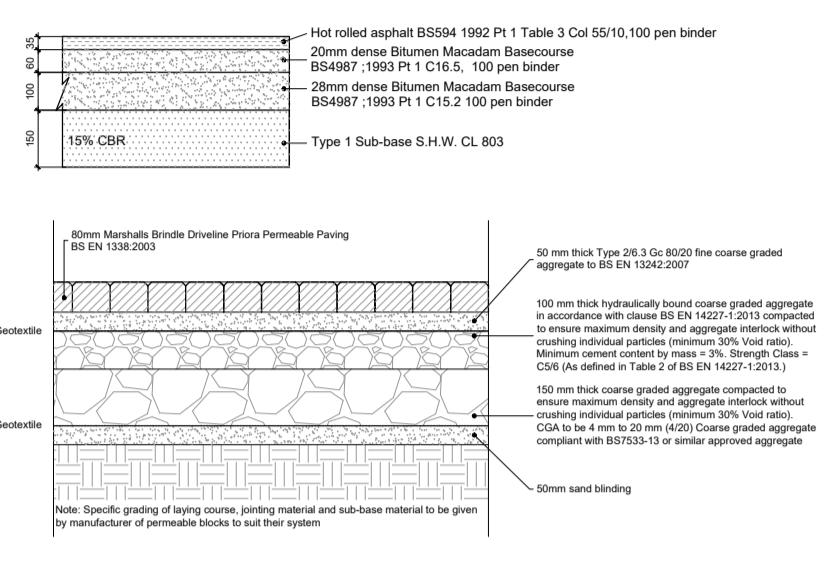
4.0 TREE PLANTING: All trees to be in accordance with BS 3936 / 5236. Trees to be planted in accordance with BS4428.



2 Closeboard Fence Detail 1:50

Stakes to be softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end. Preservative treatment to provide a 20-year service life. Nails: To BS 1202-1, galvanized, minimum 25mm long and with 10 mm diameter heads. Stake size (minimum) 75 mm diameter and sufficiently long to allow 600mm of stake to be driven into undisturbed ground at bottom of tree pit. Staking to comprise of two stakes, a crossbar and a tie, to hold the root collar steady.

Trees to be planted in pits 1000x1000x750mm backfilled with topsoil mixed with tree planting compost, ensuring tree pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. All trees to be container grown. The base of trees to be planted in grass areas are to be covered with 75mm depth bark mulch to 1.5m diameter and kept weed free.



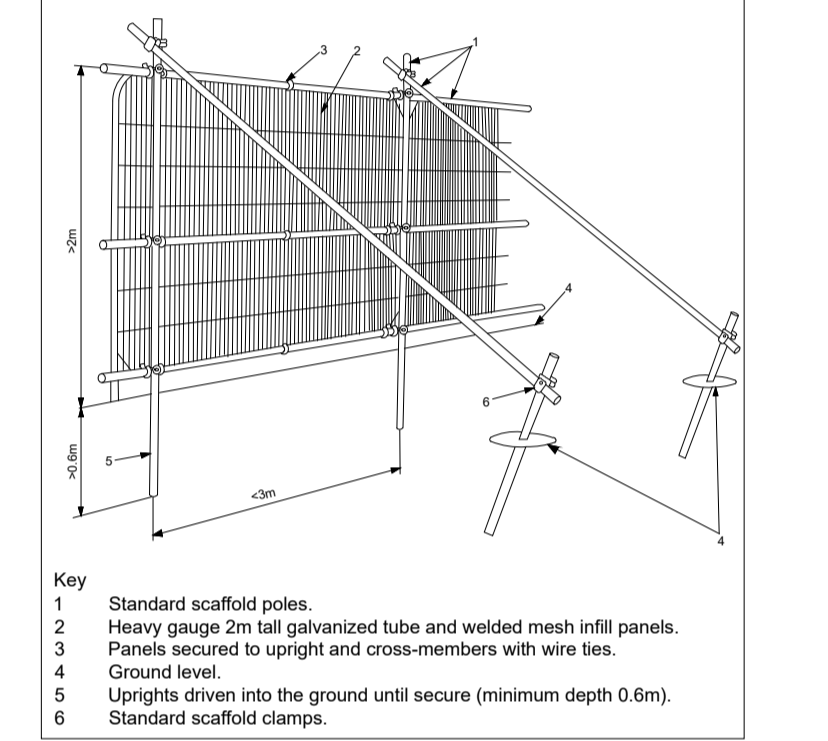
3 Surface Construction Details 1:20

5.0 SHRUB PLANTING: Plants are to be in accordance with BS3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All plants to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior spreading of mulch. Shrub areas to be covered with 75mm bark mulch and kept weed free.

6.0 TURFING: Grass turf areas to be 'Tillers Arena' or similar approved cultivated Turf to be cultivated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joint well butted up. Well water after laying to avoid shrinkage.

9.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- Eradicate weeds by hand or chemical means
- Cut out dead or damaged stock or branches, prune as required
- Ensure all shrubs and trees are firmed in, security staked and tied
- Collect litter, sweep and tidy site
- Apply suitable pesticides, fungicides and fertilisers as required
- Carry out grass mowing to turf when attained 100mm, cut to 35mm



For detailed drainage strategy see ABA drawing 16651-ABA-23-00-C-500 in FLOOD RISK STATEMENT & DRAINAGE STRATEGY report

Amount	Species	Ultimate Height/No. per m <sup>2</sup>
8	Hebe Rakiensis (HR)	30-60cm 3/m <sup>2</sup>
7	Acer Campestre (Field Maple) - Container Grown	4-15m 1/m <sup>2</sup>
4	Sorbus aucuparia (Rowan) - Container Grown	4-15m 1/m <sup>2</sup>
4	Malus domestica Apple Tree	3-5 m 1/m <sup>2</sup>
2	Prunus Avium (Wild Cherry)	2-12 m 1/m <sup>2</sup>
1	Betula Pendula (Silver Birch)	3-20m 1/m <sup>2</sup>
150 ltr	Crataegus (Hawthorn)	4-6m 1/m <sup>2</sup>
92.4 ltr	Taxus baccata (English Yew)	4-6m 1/m <sup>2</sup>



**Healthcare Specifications**

Growing Method: Potted Grown

Growth Rate: Average growth rate, expect 20-40cm per year

Height: Easily maintained at 1.5m

Planting Conditions: Suitable for normal to clay soils, full sun to full shade situations in warm or temperate sites

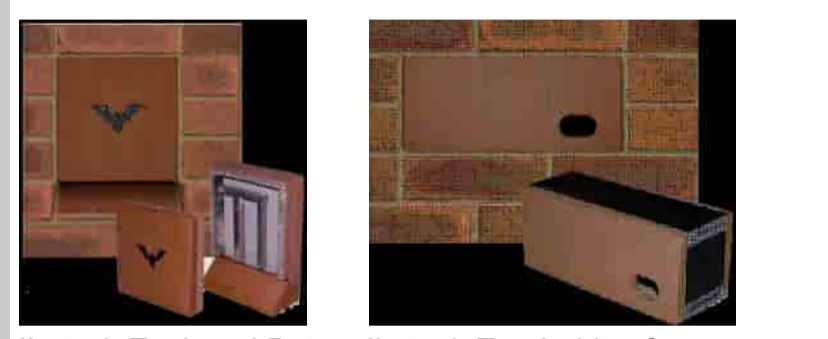
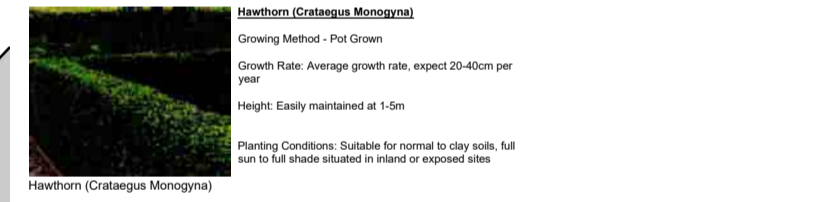
**Hawthorn (Crataegus Monogyna)**

Growing Method: Potted Grown

Growth Rate: Average growth rate, expect 20-40cm per year

Height: Easily maintained at 1.5m

Planting Conditions: Suitable for normal to clay soils, full sun to full shade situations in warm or temperate sites



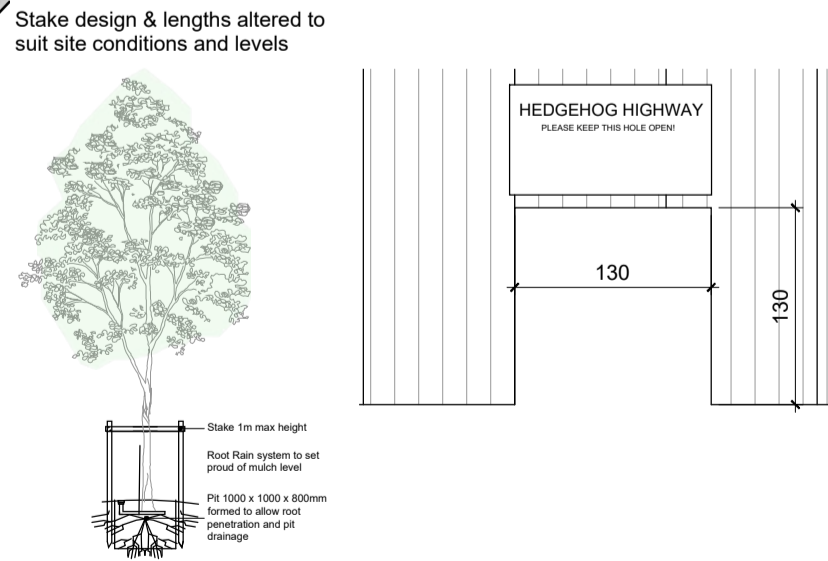
**Ibstock Enclosed Bat Box 'C'**

75mm dia sawn softwood 2700mm, pointed rounded stakes 900mm below ground level

2no cross bar rubber tie at 1000mm secured to stake with galvanised nails

**Ibstock Eco-habitat for Swifts**

Stake design & lengths altered to suit site conditions and levels

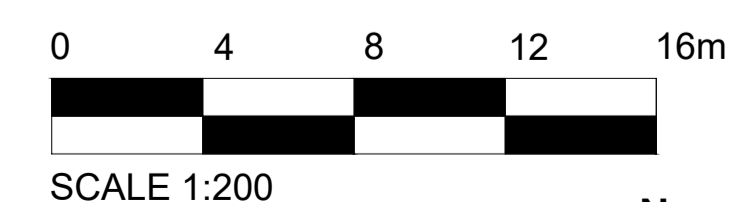


4 Landscaping Details 1:100 & 1:5



5 Boundary Fencing Types

- Key:**
- Site boundary
  - Tree Protection Fencing
  - Land in Client Ownership
  - 1.8m Closeboard fence
  - 900mm hoop top fence
  - Soft Landscaping Area (Lawn)
  - Paving slabs (Type 1)
  - Paving slabs (Type 2)
  - Soft landscaping fill (Bark)
  - Red Brindle Block Paving
  - Hot rolled asphalt BS594 1992 Pt 1 Table 3 Col 5S/10,100 pen binder
  - Foul Drainage
  - Storm Drainage (Soakaway)
  - Root protection area



1 Landscape Plan 1:200

Rev:	Details:	By / Chk:	Date:
E	Site Amendments in accordance with LPA comments	MB	12.02.24
D	Site Amendments in accordance with LPA comments	MB	25.01.24
C	Landscaping Amendments	MB	05.10.23
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A	Amendments to Plot 6	MB	29.06.23
X	FIRST ISSUE.	MB	05.05.23

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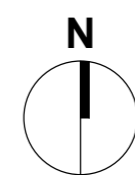
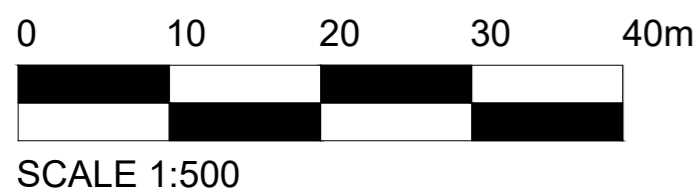
Project: **Hill Street Development**

Drawing Title: **Landscape Plan**

Stage: <b>RIBA 3</b>	Status: <b>Planning</b>	Sheet Size: <b>A1</b>
Job Number: <b>2740-04</b>	Date: <b>05.05.2023</b>	Scale: <b>As Noted</b>
<b>2923-04</b>		Revision: <b>E</b>



1 Block Plan  
1:500



E	Site Amendments in accordance with LPA comments	MB	12.02.24
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Cannock, WS11 1AR

J Mason Associates  
Registered in England & Wales  
5093992

Client:  
**Ridgewood Homes Ltd**

Project:  
**Hill Street Development  
Hednesford**

Drawing Title:  
**Block Plan**

Stage: <b>RIBA 3</b>	Status: <b>Planning</b>	Sheet Size: <b>A2</b>
Job Number: <b>2923</b>	Date: <b>05.05.2023</b>	Scale: <b>1:500</b>

Revision:  
**2923-02** **E**



1 Street Elevation  
1:200



2 Key Plan  
1:500

D	Plot 6 amendments shown	MB	13.02.24
C	Plot Amendments	MB	05.10.23
B	Landscaping Amendments	MB	18.08.23
A	Amendments to Plot 6	MB	29.06.23
X	FIRST ISSUE.	-	-

Rev: Details: By / Chk: Date:

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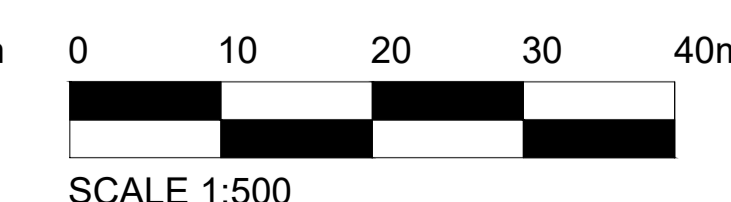
Client:  
**Ridgewood Developments Ltd**

Project:  
**Hill Street Development**

Drawing Title:  
**Proposed Street Elevation**

Stage: <b>RIBA 3</b>	Status: <b>Planning</b>	Sheet Size: <b>A1</b>
Job Number: <b>2923</b>	Date: <b>11.05.2023</b>	Scale: <b>As Noted</b>

Revision:  
**D**

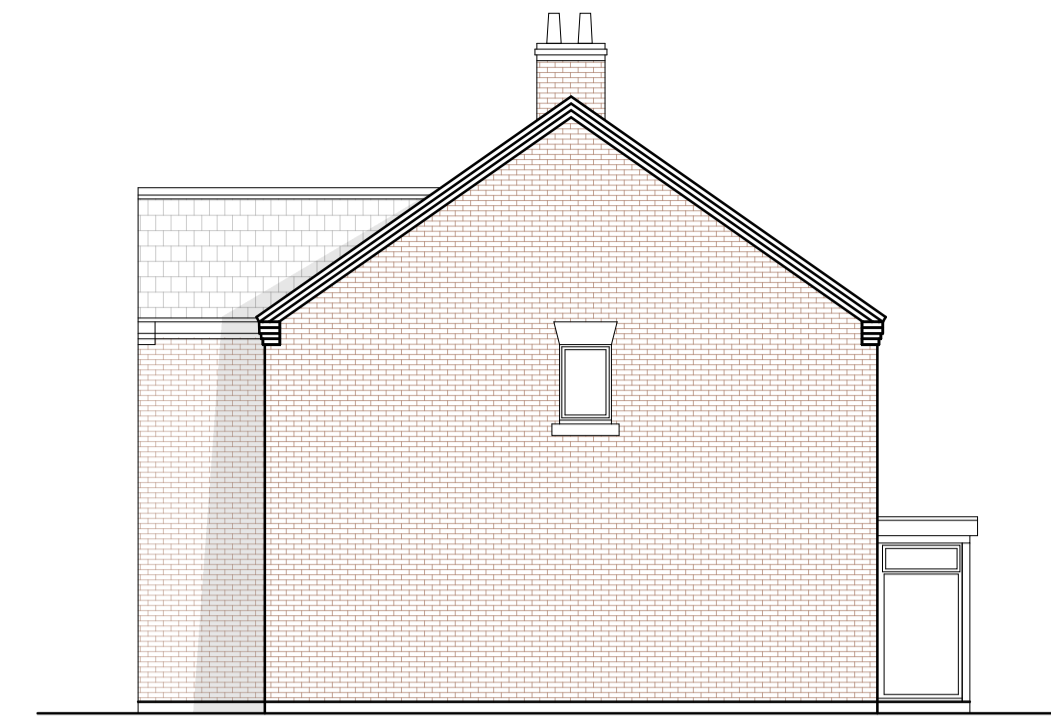




1 Plot 1 Principal Elevation  
1:100



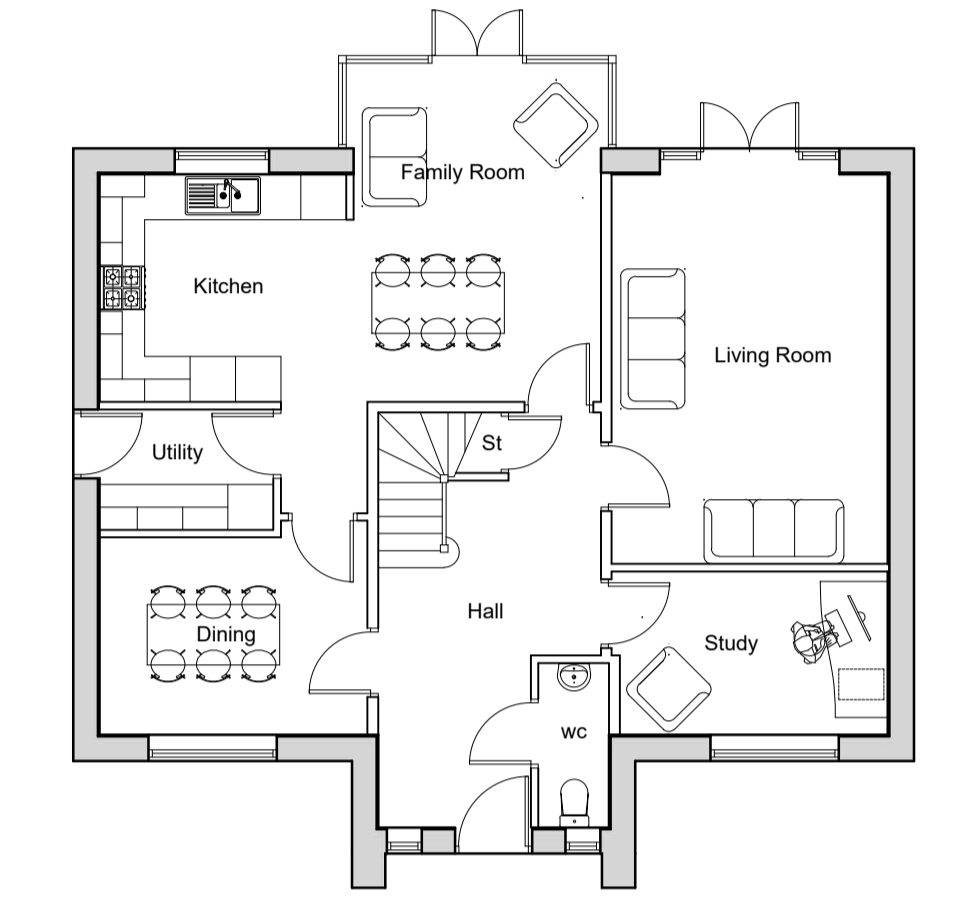
2 Plot 1 Rear Elevation  
1:100



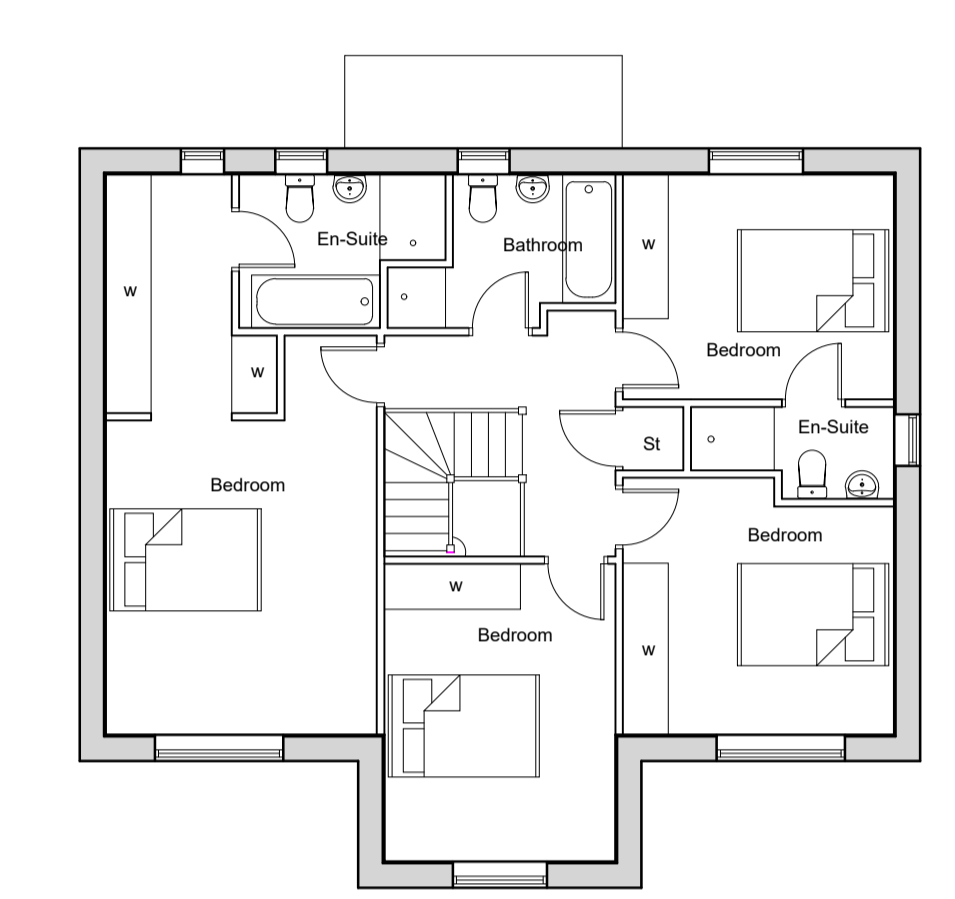
3 Plot 1 Side Elevation  
1:100



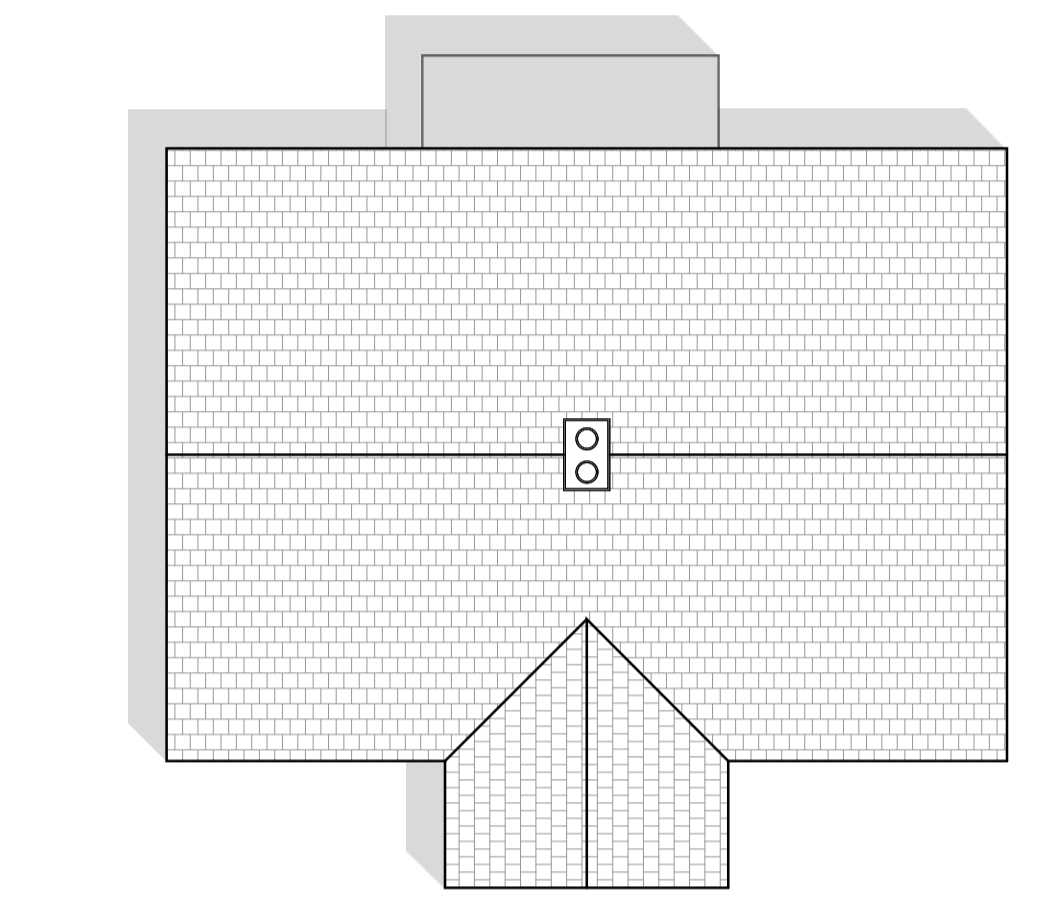
4 Plot 1 Side Elevation 02  
1:100



5 Plot 1 Ground Floor Plan  
1:100



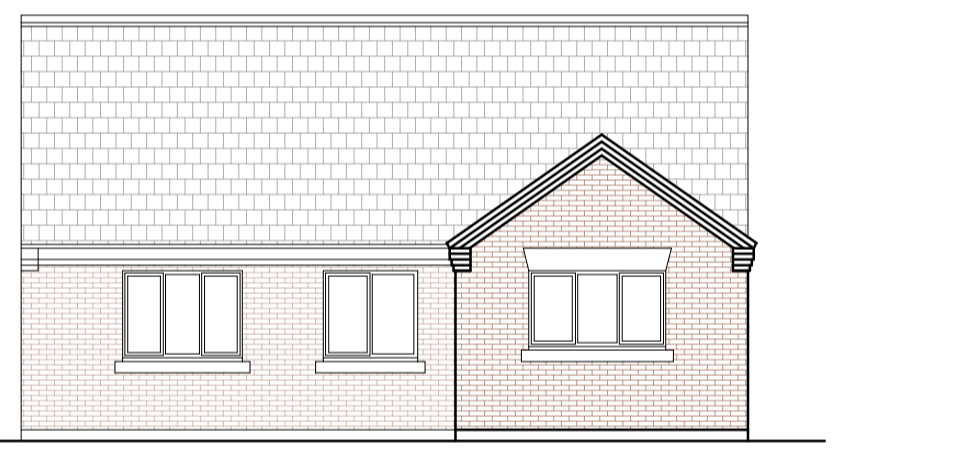
6 Plot 1 First Floor Plan  
1:100



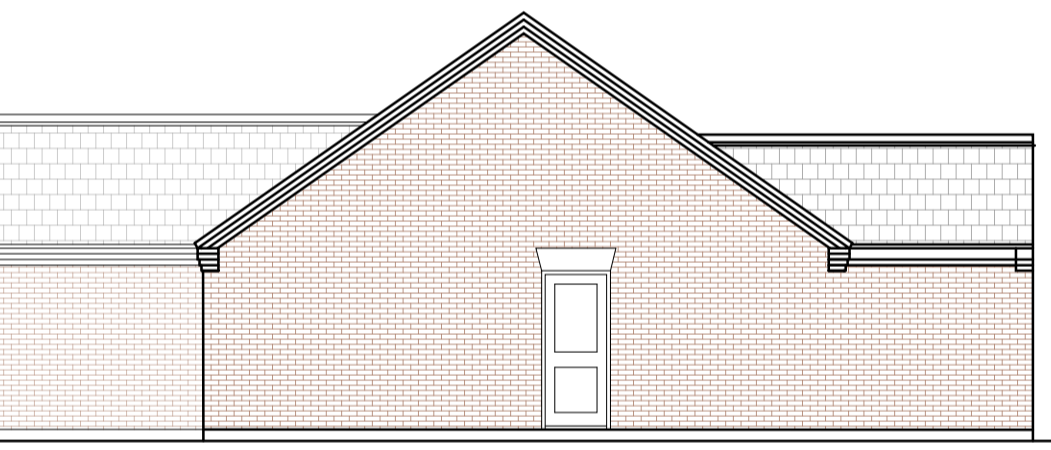
7 Plot 1 Roof Plan  
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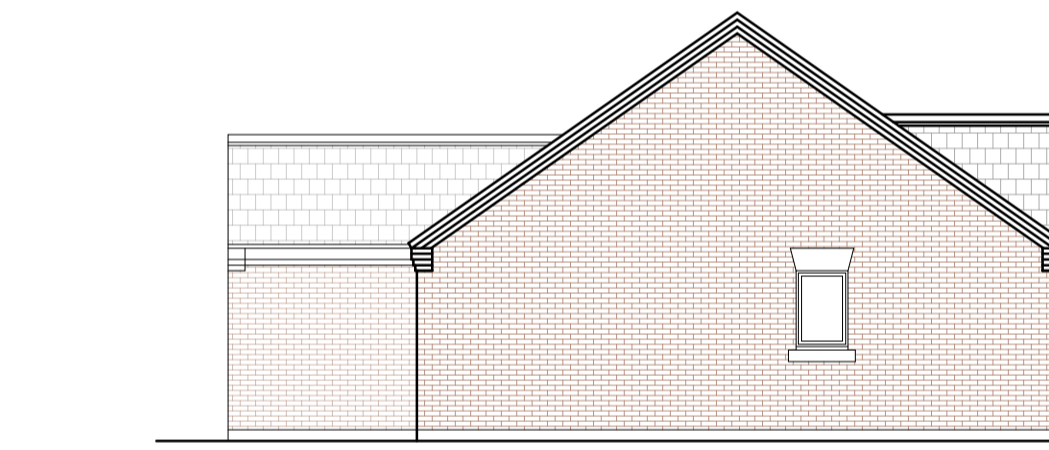
8 Plot 2 & 5 Principal Elevation  
1:100



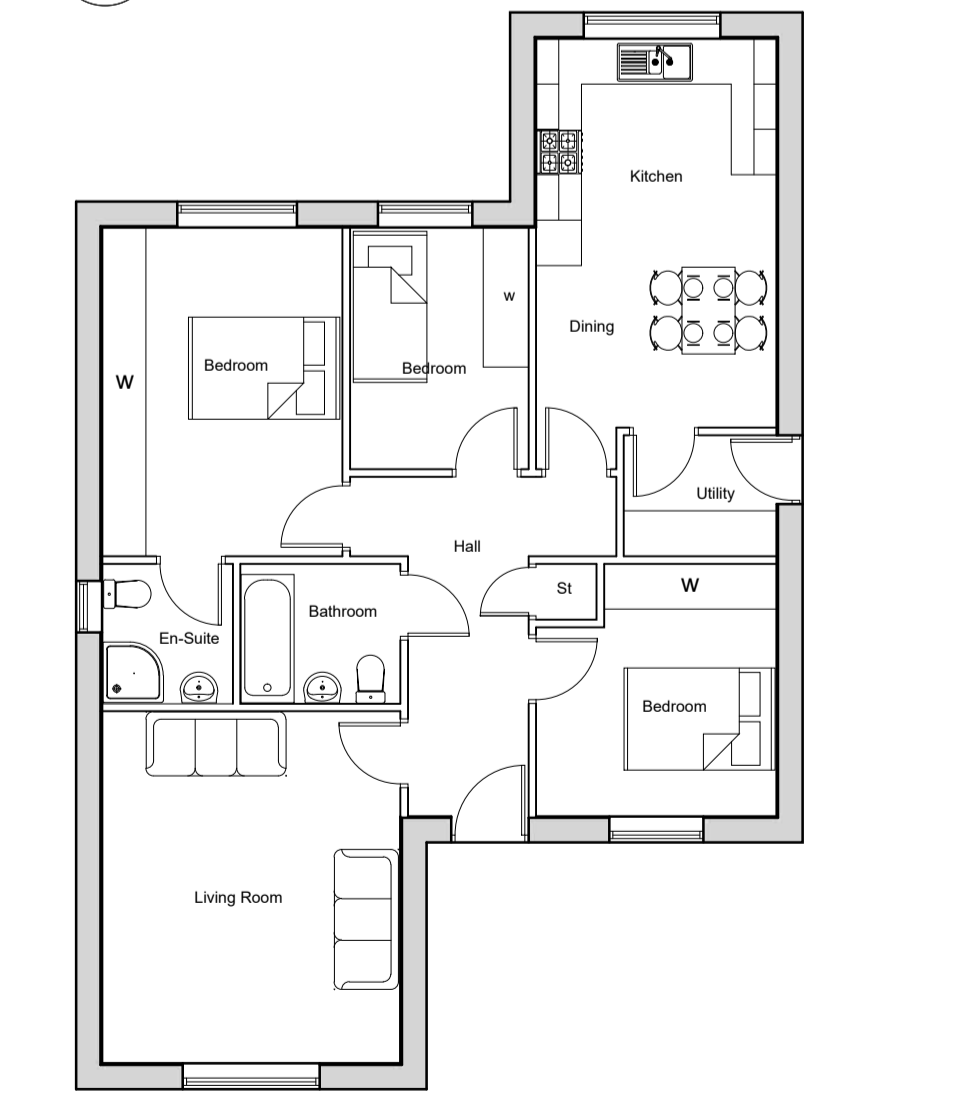
9 Plot 2 & 5 Rear Elevation  
1:100



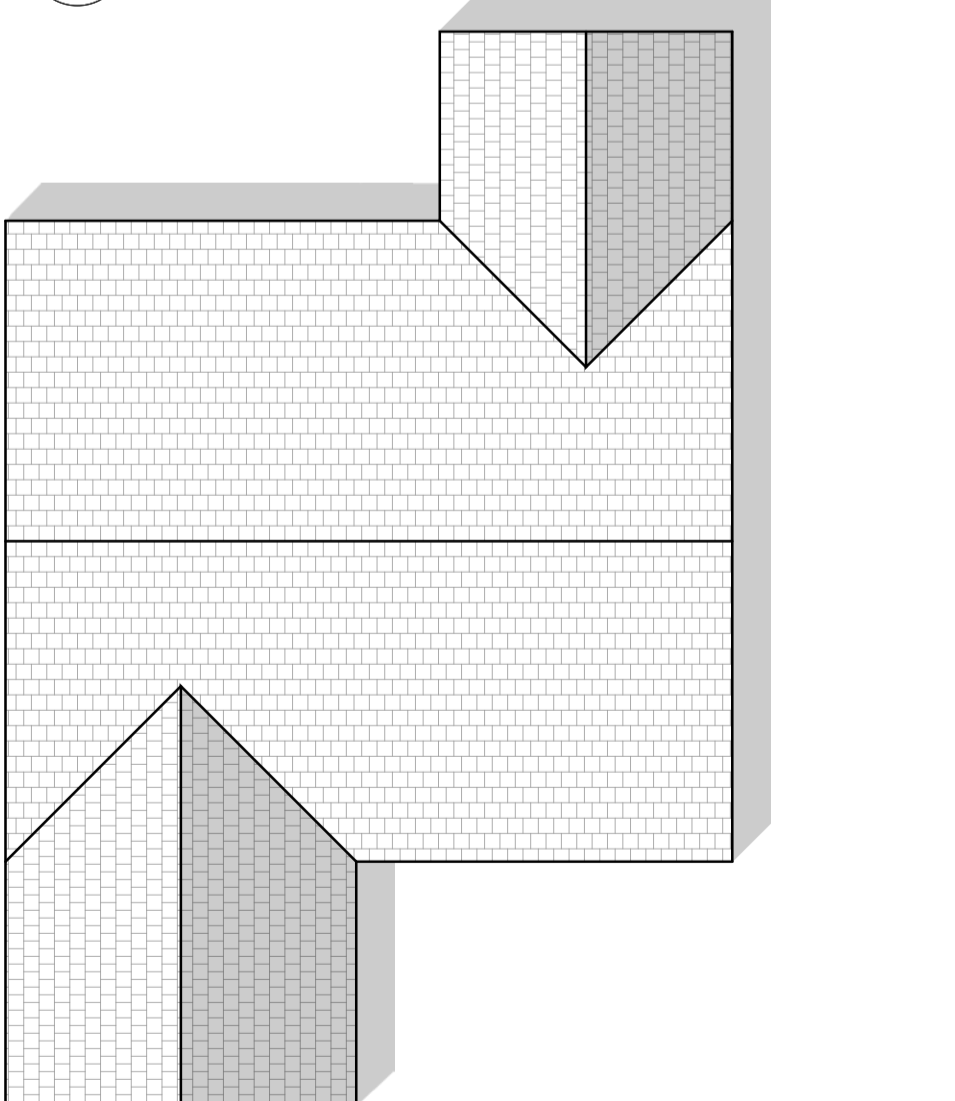
10 Plot 2 & 5 Side Elevation  
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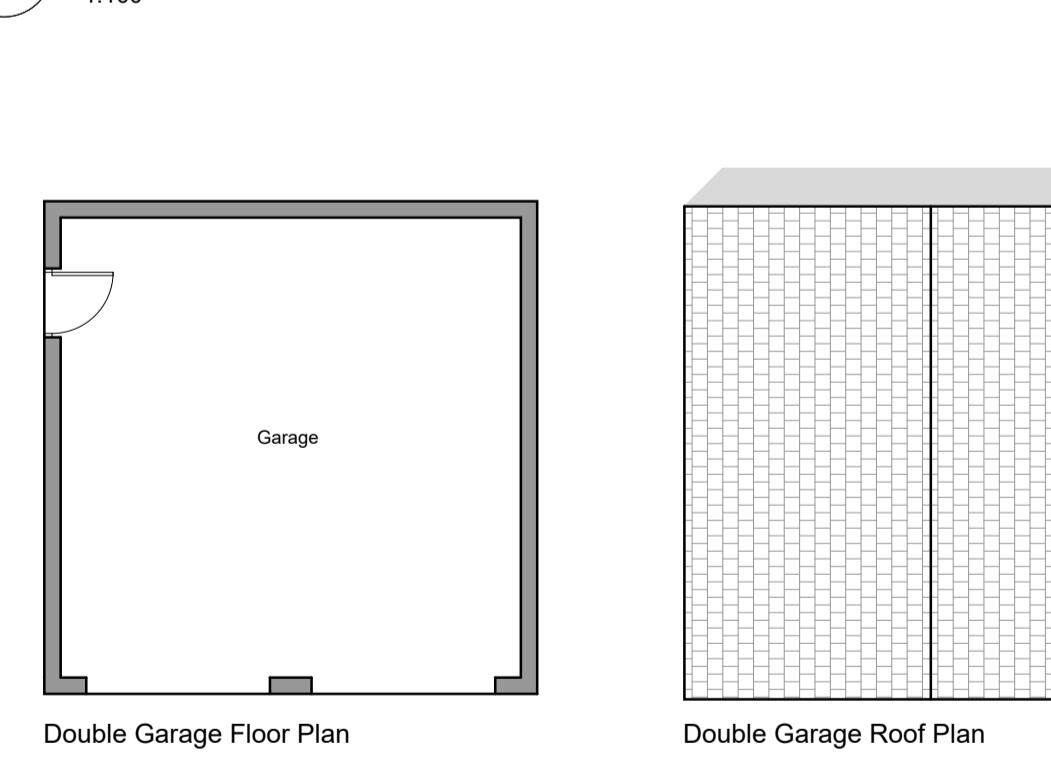
11 Plot 2 & 5 Side Elevation 02  
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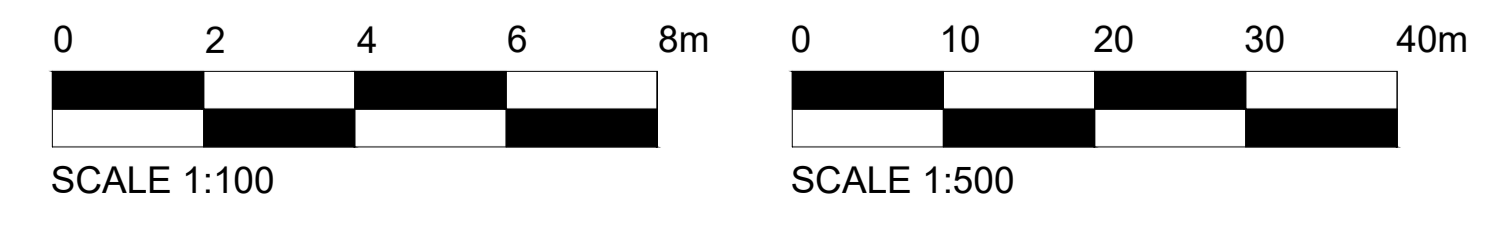
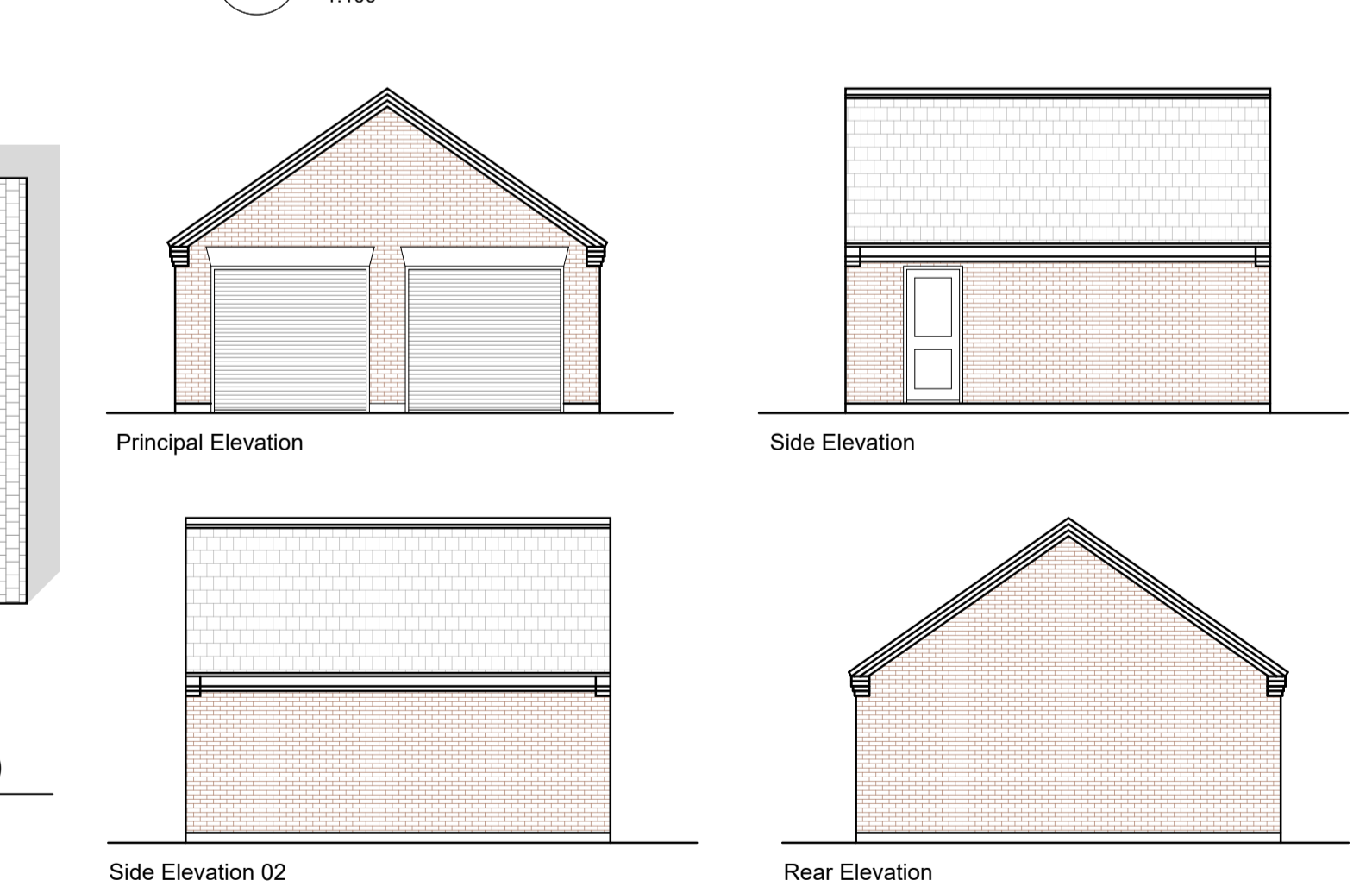
12 Plot 2 & 5 Ground Floor Plan  
1:100



13 Plot 2 & 5 Roof Plan  
1:100



14 Double Garage Plans & Elevations (Plot 1 & 2)  
1:100



14 Plot Location Plan  
1:500

B	Plot 1 Amendments	MB	12.02.24
A	Site Plan Amended	MB	06.10.23
X	FIRST ISSUE	-	-
Rev:	Details:	By / Chk:	Date:

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Client:  
**Ridgewood Homes**

Project:  
**Hill Street Development**

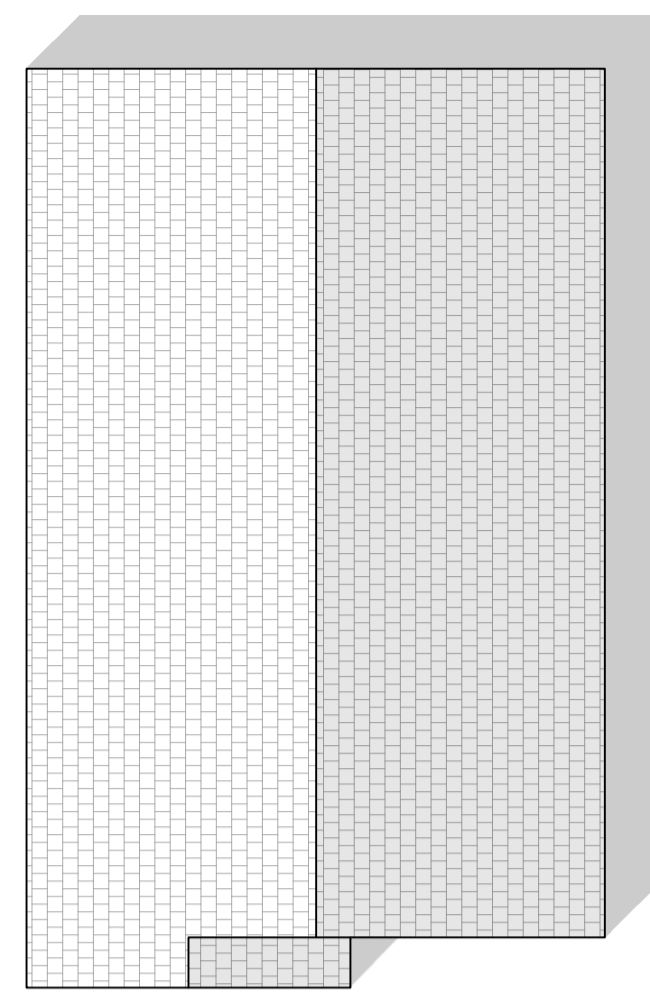
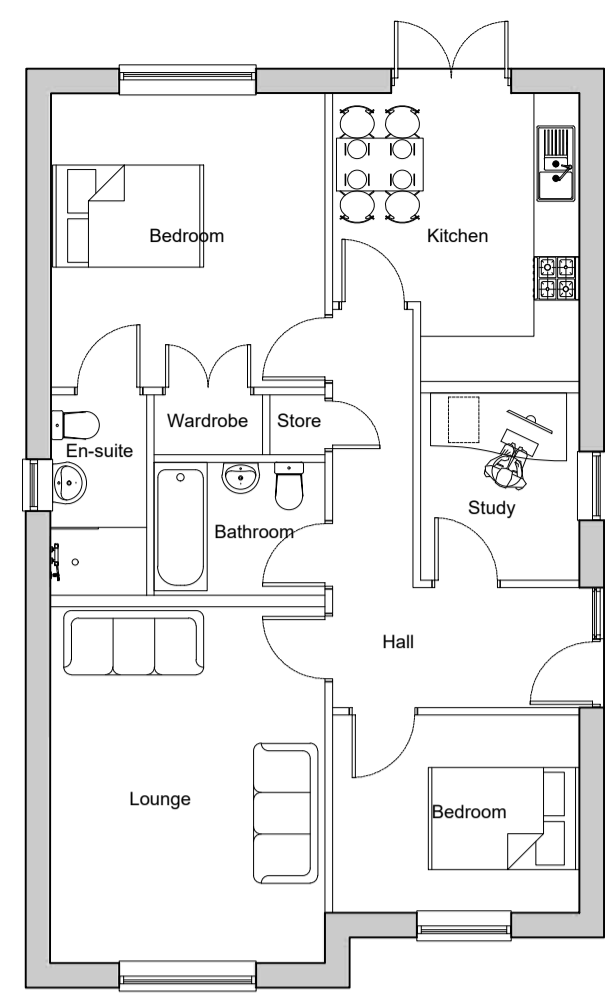
Drawing Title:  
**Plots 1, 2, & 5 Plans & Elevations**

Stage:	Status:	Sheet Size:
<b>RIBA 3</b>	<b>Planning</b>	<b>A1</b>
Job Number:	Date:	Scale:
<b>2923</b>	<b>09.05.2023</b>	<b>As Noted</b>

**2923-05**

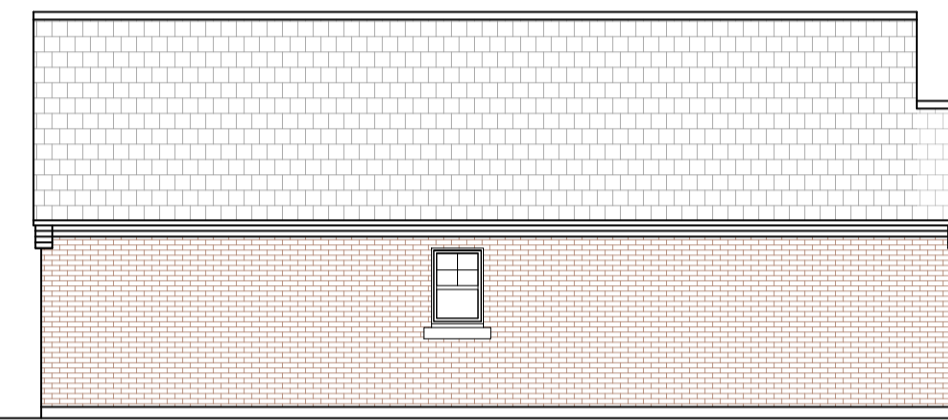
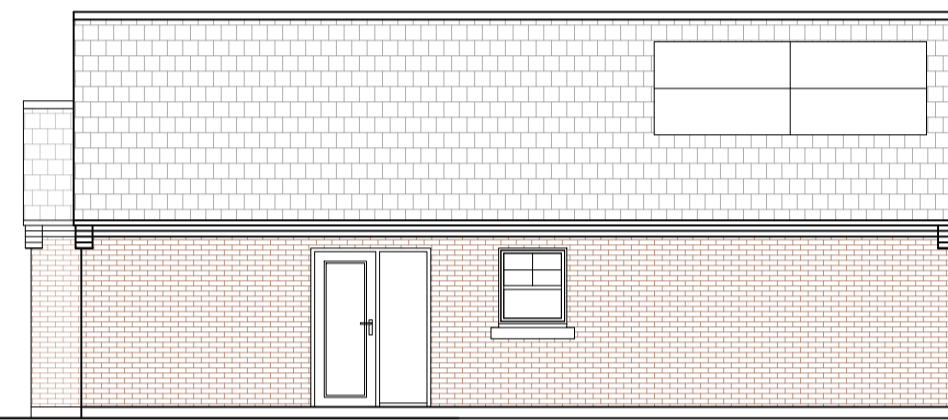
Revision:  
**B**





12 Plot 3, 4, & 6 Ground Floor Plan  
1:100

13 Plot 3, 4, & 6 First Floor Plan  
1:100



8 Plot 3, 4, & 6 Principal Elevation  
1:100

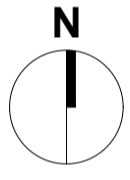
9 Plot 3, 4, & 6 Side Elevation  
1:100

10 Plot 3, 4, & 6 Rear Elevation  
1:100

11 Plot 3, 4, & 6 Side Elevation 02  
1:100



15 Plot Location Plan  
1:500



B	Site Plan Amended	MB	06.10.23
A	Amendments to Plot 6	MB	29.06.23
X	FIRST ISSUE	-	-
Rev:	Details:	By / Chk:	Date:

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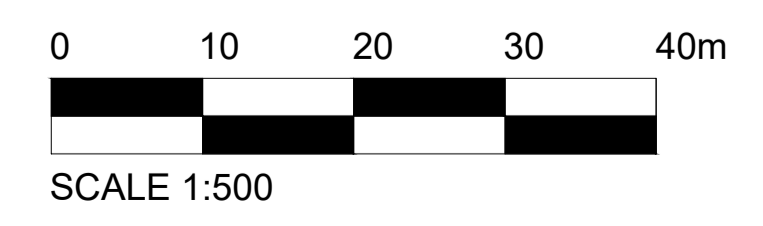
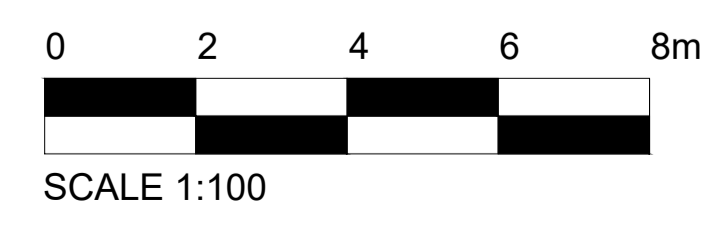
Client:  
**Ridgewood Homes**

Project:  
**Hill Street Development**

Drawing Title:  
**Plots 3, 4, & 6 Plans & Elevations**

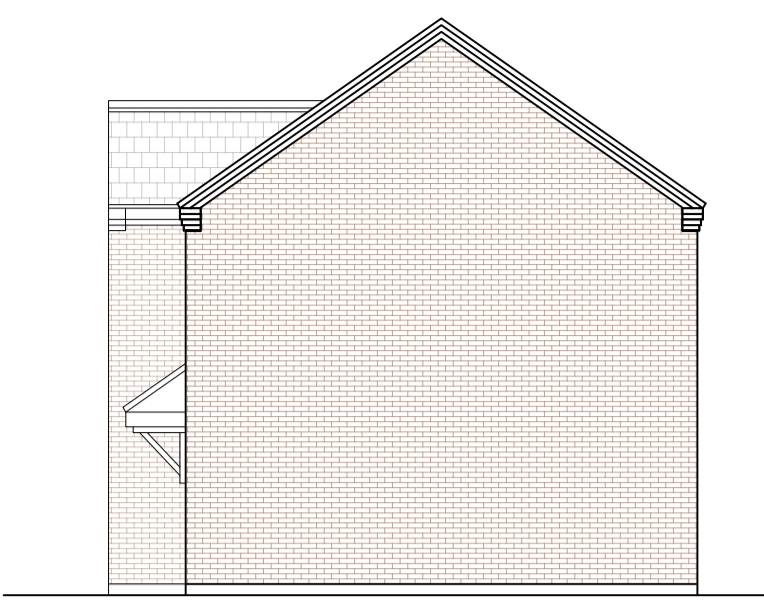
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Job Number: <b>2923</b>	Date: <b>09.05.2023</b>	Scale: <b>As Noted</b>

Revision:  
**B**

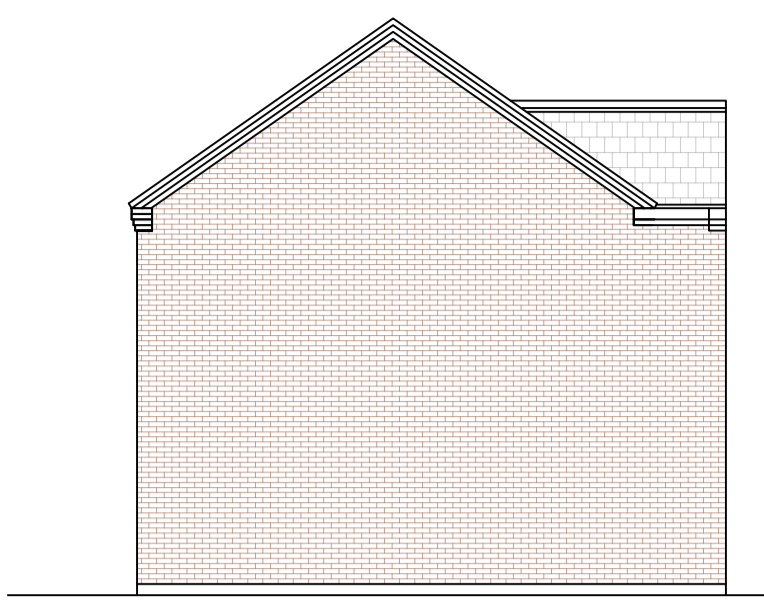




1 Plot 8 Principal Elevation  
1:100



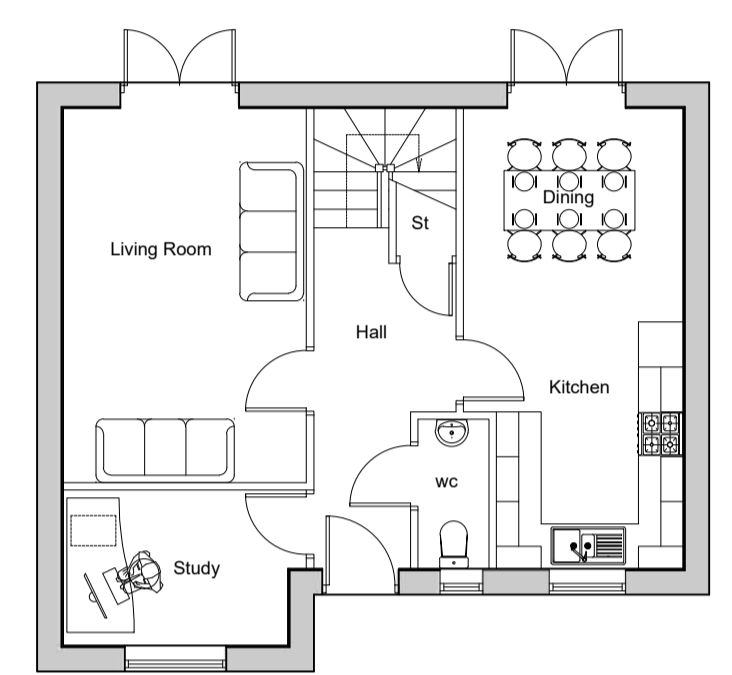
2 Plot 8 Side Elevation  
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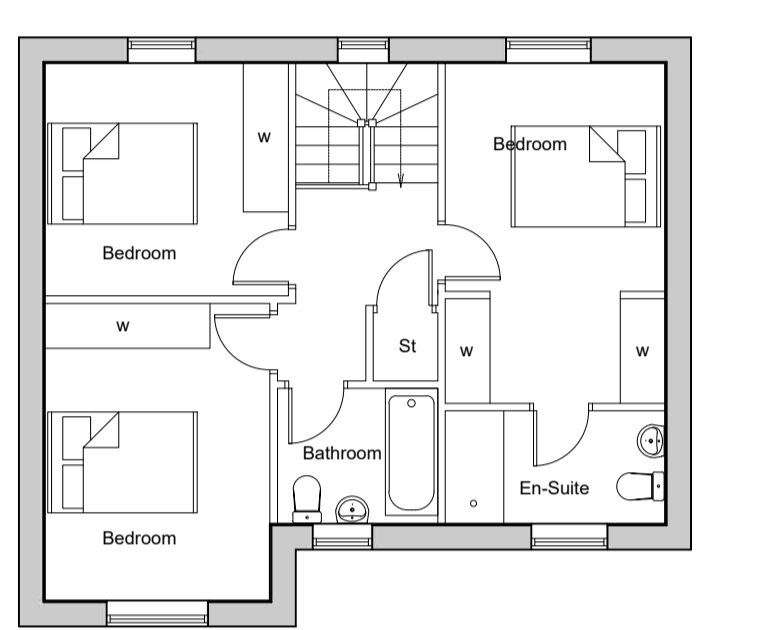
3 Plot 8 Side Elevation 02  
1:100



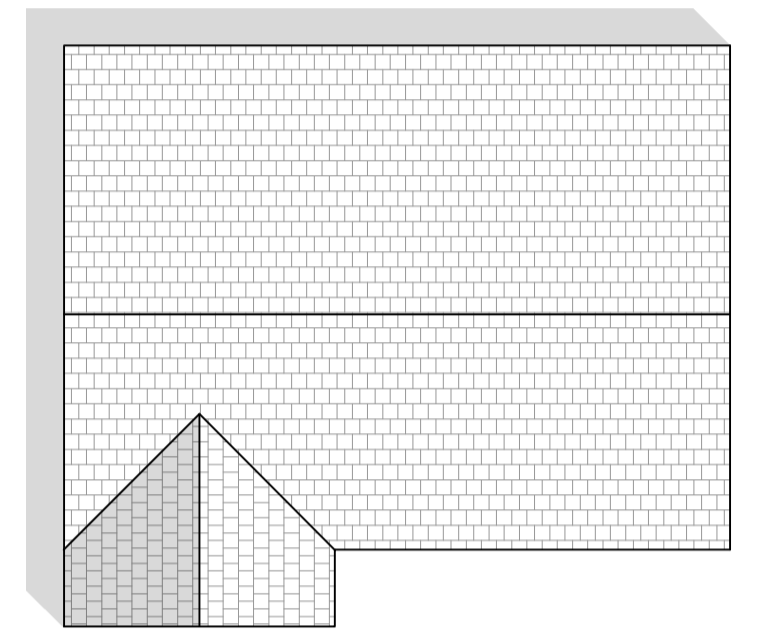
4 Plot 8 Rear Elevation  
1:100



5 Plot 8 Ground Floor Plan  
1:100



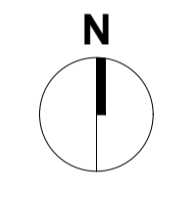
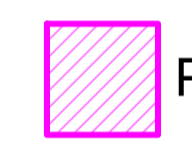
6 Plot 8 First Floor Plan  
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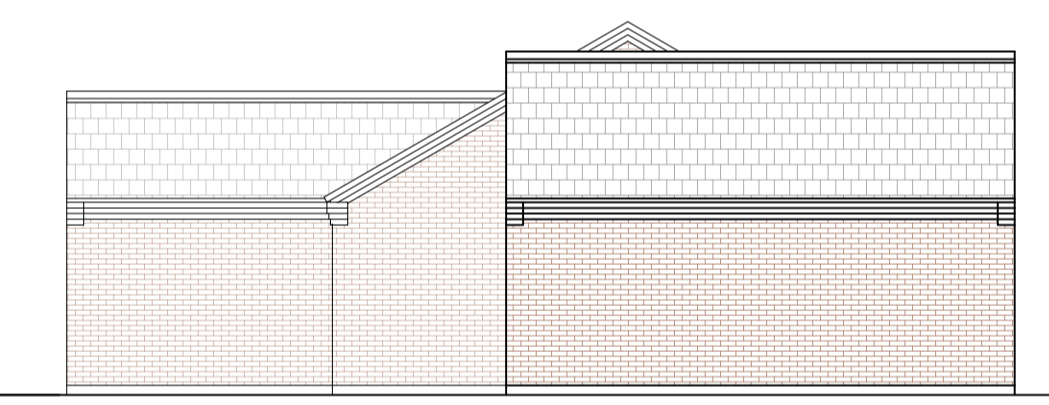
7 Plot 8 Roof Plan  
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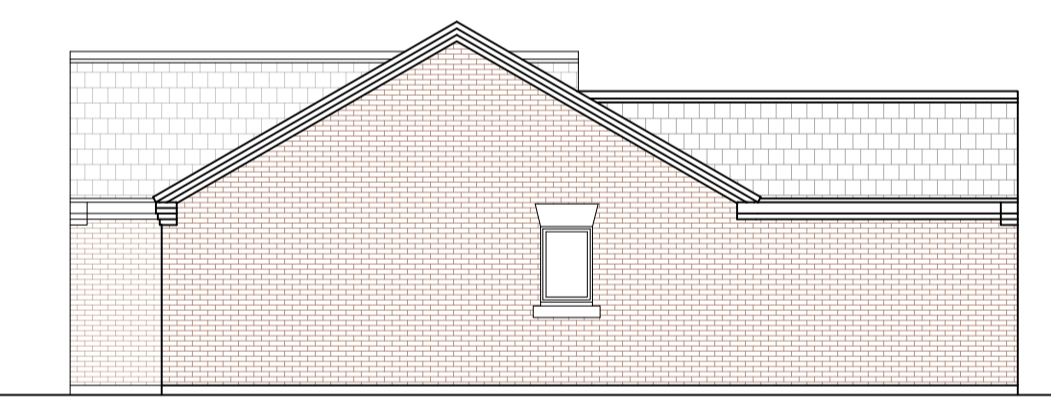
16 Plot Location Plan  
1:500



8 Plot 7 Principal Elevation  
1:100



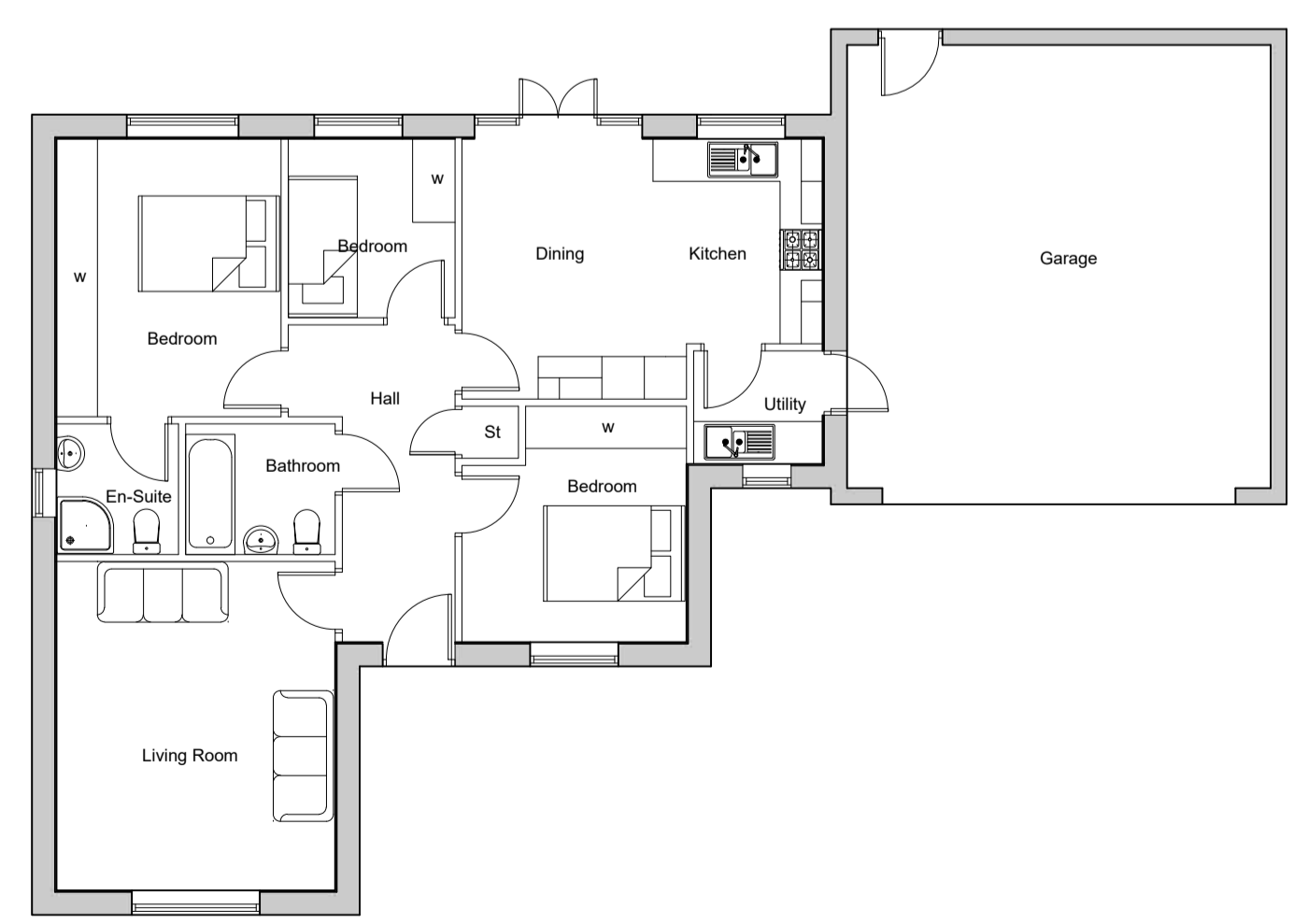
9 Plot 7 Side Elevation  
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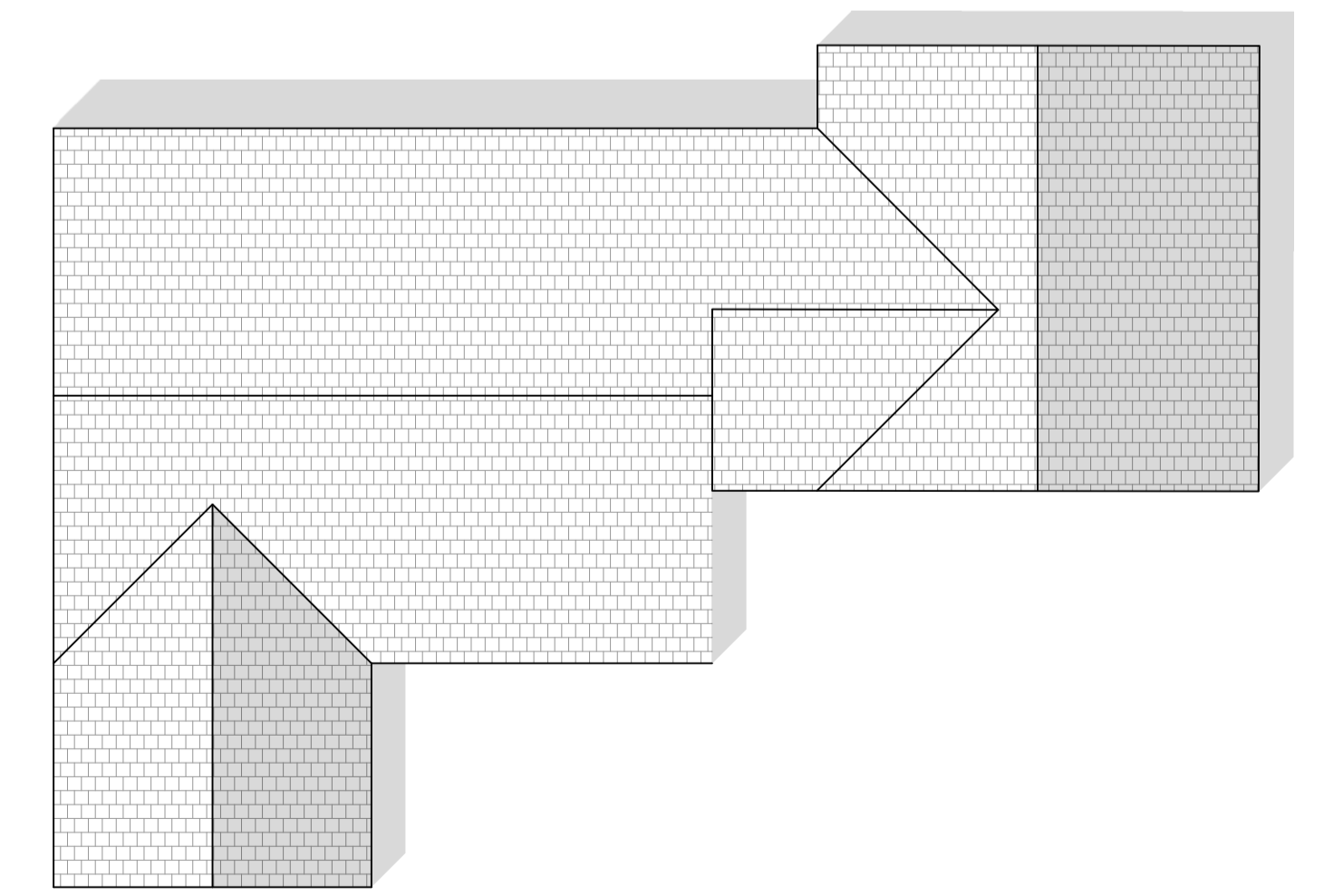
10 Plot 7 Side Elevation 02  
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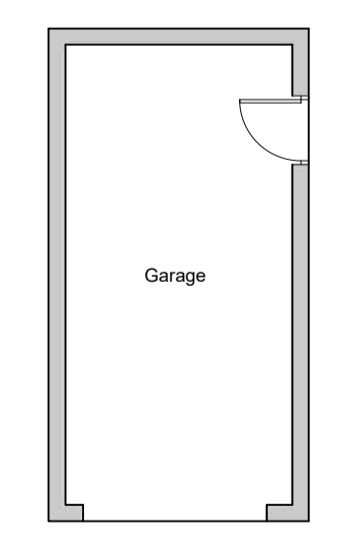
11 Plot 1 Rear Elevation  
1:100



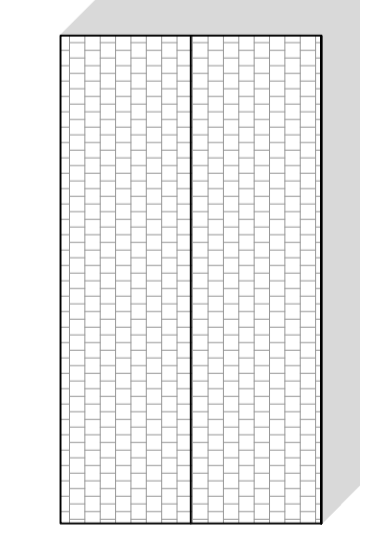
13 Plot 7 Ground Floor Plan  
1:100



14 Plot 7 Roof Plan  
1:100



Single Garage Floor Plan

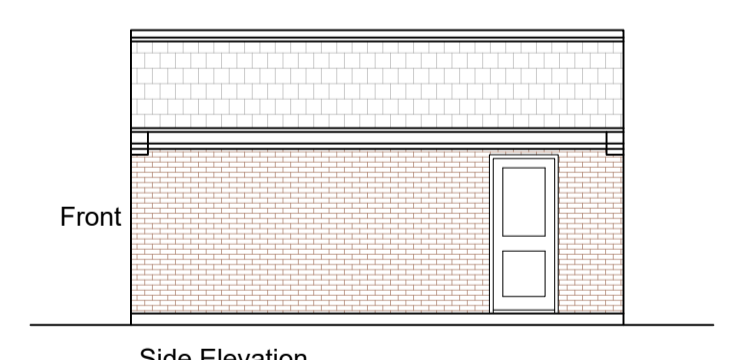


Single Garage Roof Plan

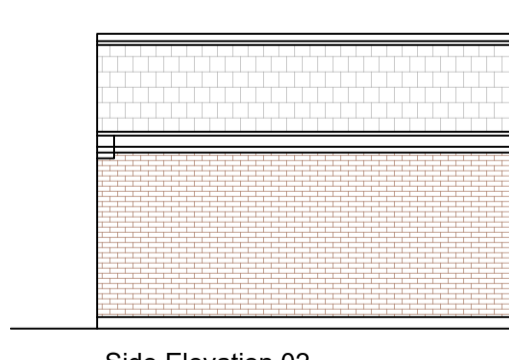
15 Plot 8 Single Garge  
1:100



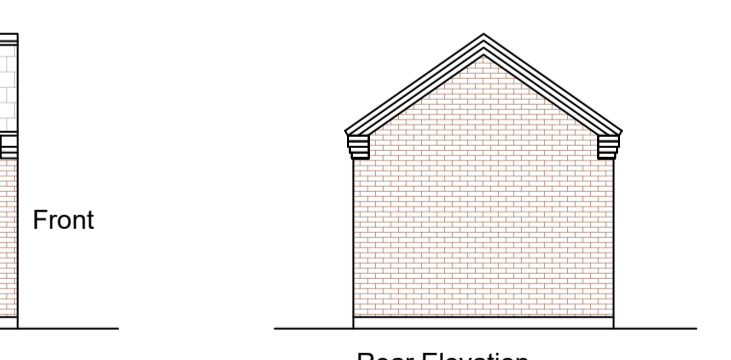
Principal Elevation



Side Elevation



Side Elevation 02



Rear Elevation

B	Site Plan Amendments	MB	06.10.23
A	Plot 8 Drive Amendments	MB	18.08.23
X	FIRST ISSUE	-	-
Rev:	Details:	By / Chk:	Date:

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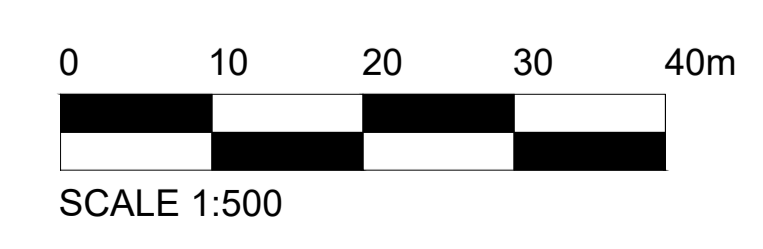
Project:  
**Hill Street Development**

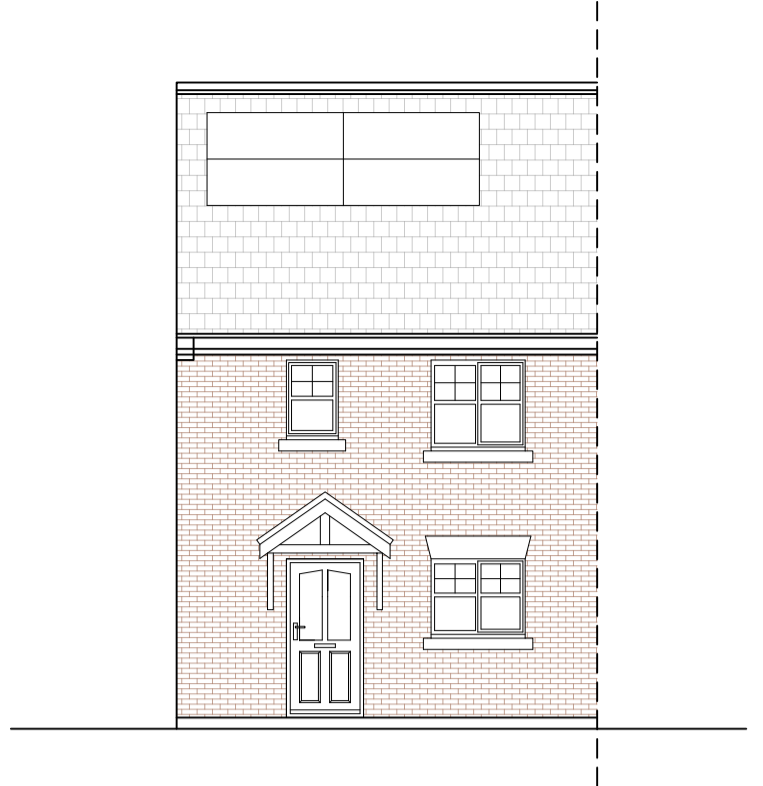
Drawing Title:  
**Plots 7 & 8  
Plans & Elevations**

Stage:	Status:	Sheet Size:
<b>RIBA 3</b>	<b>Planning</b>	<b>A1</b>

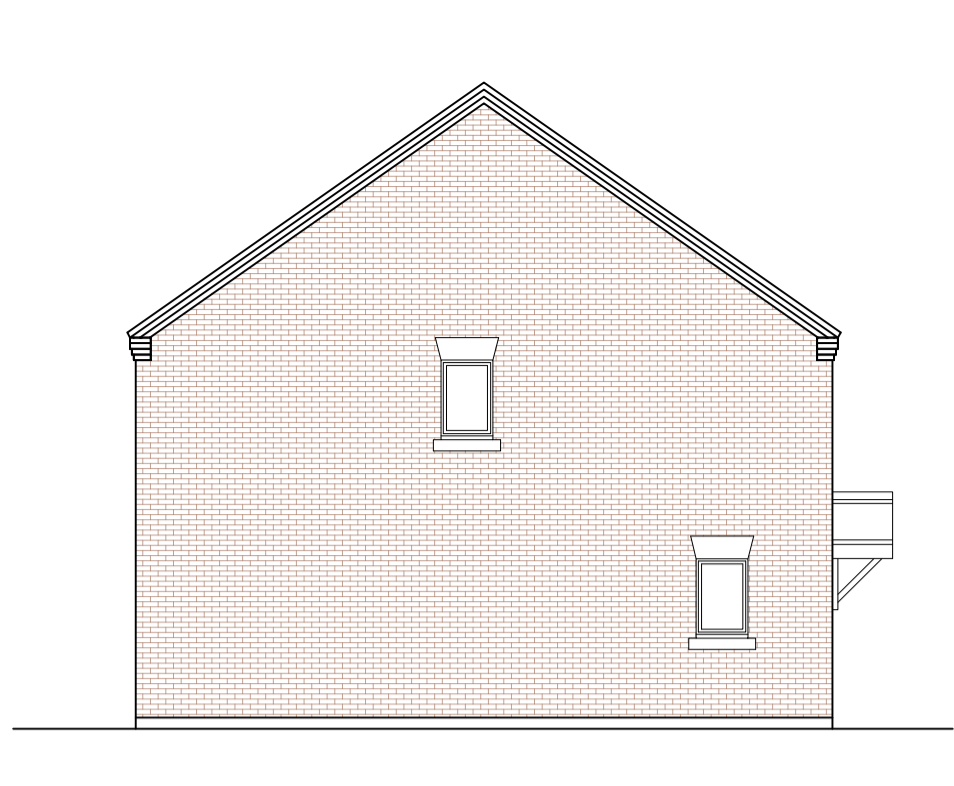
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<b>2923</b>	<b>11.05.2023</b>	<b>As Noted</b>

<b>2923-07</b>	Revision:
	<b>B</b>





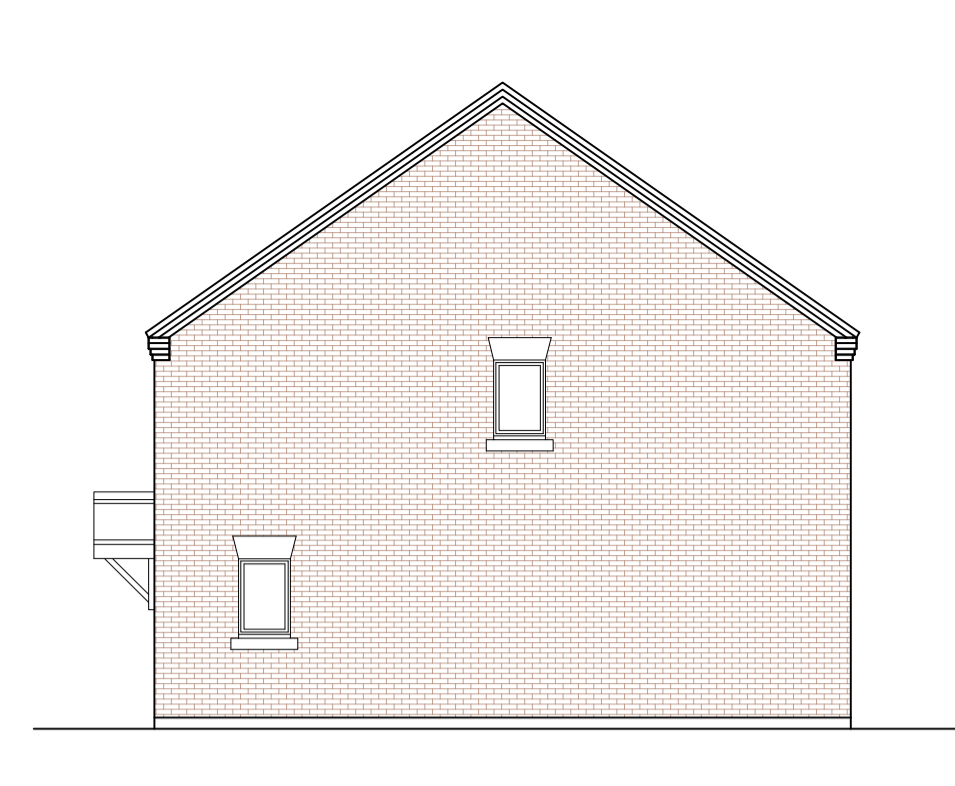
1 Plot 9/10 Principal Elevation  
1:100



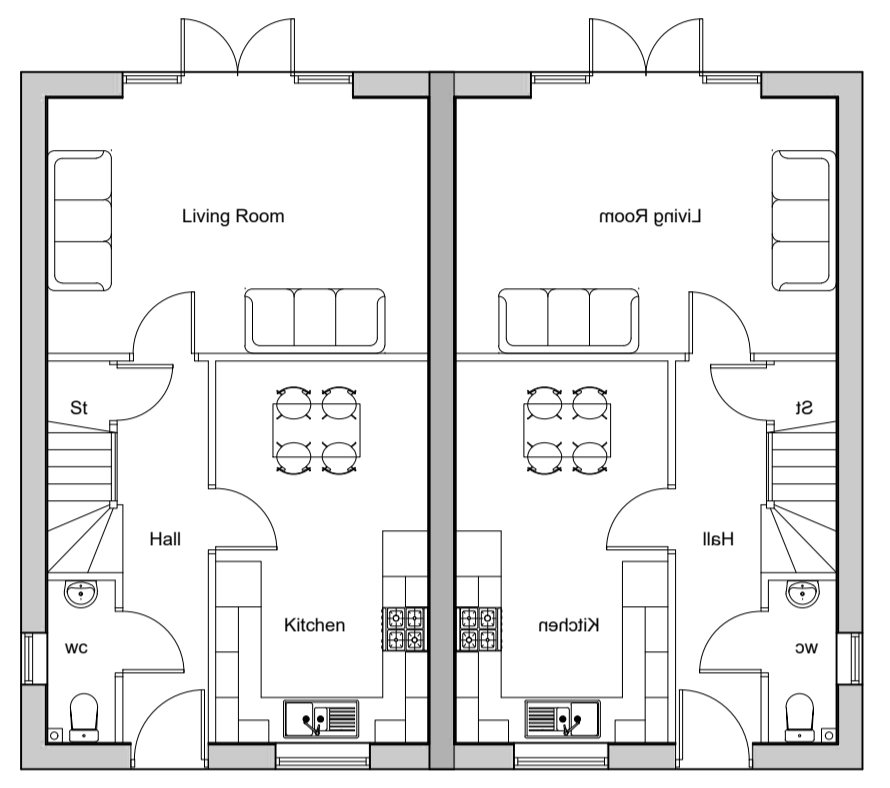
2 Plot 9/10 Side Elevation  
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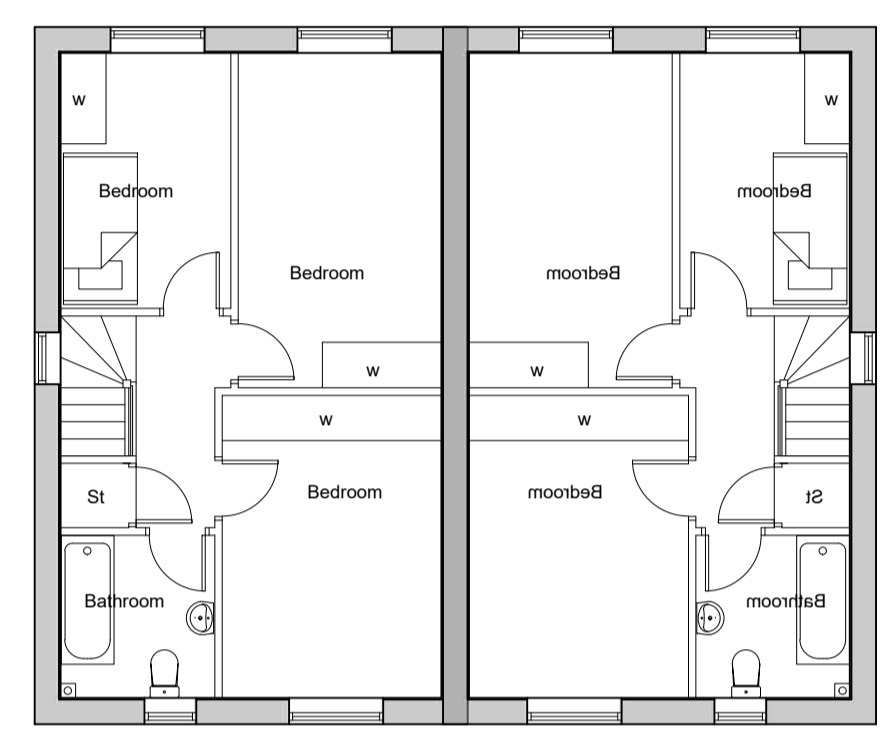
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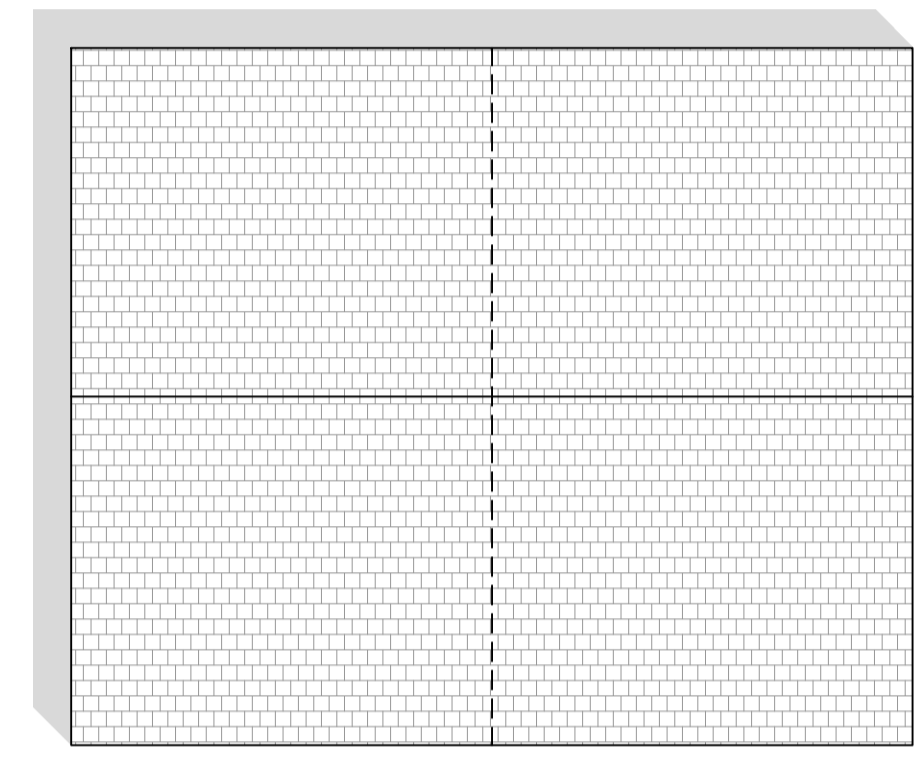
4 Plot 9/10 Side Elevation 02  
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5 Plot 9/10 GF Plan  
1:100



6 Plot 9/10 FF Plan  
1:100



7 Plot 9/10 Roof Plan  
1:100



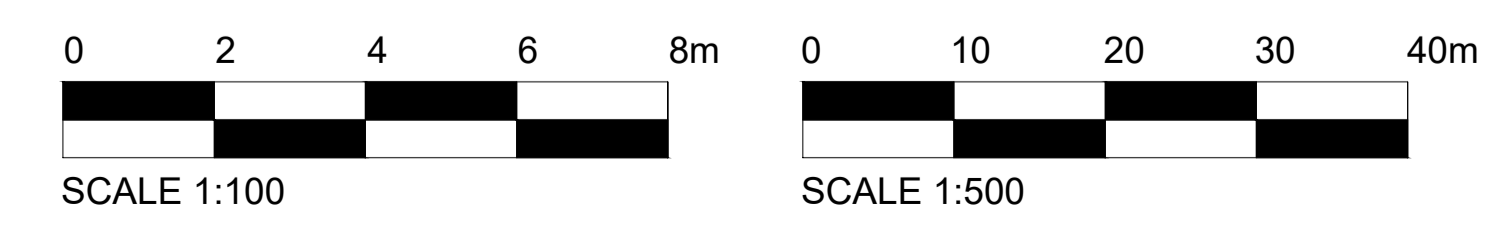
8 Plot 9 & 10 Principal Elevation  
1:100



9 Plot 9 & 10 Rear Elevation  
1:100



12 Plot Location Plan  
1:500



A	Site Plan Amended	MB	06.10.23
X	FIRST ISSUE	-	-
Rev:	Details:	By / Chk:	Date:

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Project:  
**Hill Street Development**

Drawing Title:  
**Plots 9 & 10  
Plans & Elevations**

Stage: <b>RIBA 3</b>	Status: <b>Planning</b>	Sheet Size: <b>A1</b>
Job Number: <b>2923</b>	Date: <b>11.05.2023</b>	Scale: <b>As Noted</b>




**2923-08**

Revision:  
**A**

REVISIONS

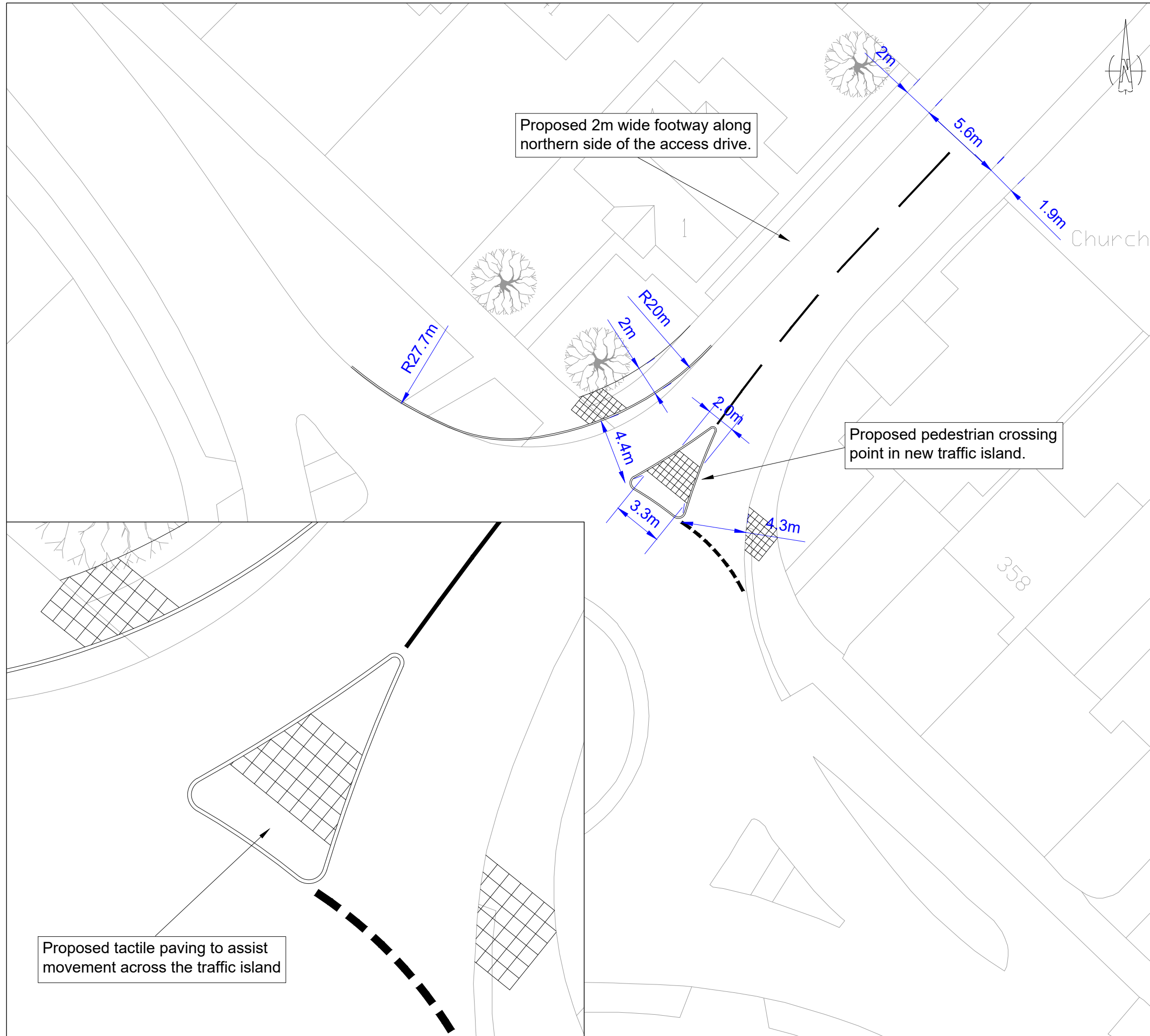
Mark	Revision	Drawn	Date	Chkd
a	Addition of tactile paving at the proposed junction crossing	SB	04/09/23	JM

Key:

-  Existing/Proposed Layout
-  Design Amendment
-  Dimensions

Notes:

1. Design based on guidance from 'CD 116 - Geometric design of roundabouts', DfT 'Guidance on the Use of Tactile Paving Surfaces' and swept path analysis.



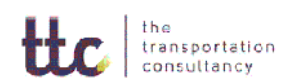
A3 SCALE  
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Drawing Title  
**Hill Street, Hednesford  
General Arrangement  
Sheet 1 of 3**

Architect

Drawing Status  
**Planning**

27 Park Street  
Leamington Spa  
CV32 4QN  
E: info@ttc-transportplanning.com



Drawing Number: 210795-01  
Revision: a

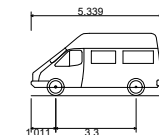


REVISIONS

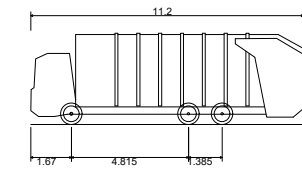
Mark	Revision	Drawn	Date	Chkd
a	Addition of tactile paving at the proposed junction crossing	SB	04/09/23	JM

- Key:
- Existing/Proposed Layout
  - Design Amendments
  - Vehicle Body Overhang
  - Vehicle Wheel Track

- Notes:
- Design based on guidance from 'CD 116 - Geometric design of roundabouts', DfT 'Guidance on the Use of Tactile Paving Surfaces' and swept path analysis.



3.5t Panel Van	
Overall Length	5.339m
Overall Width	1.986m
Overall Body Height	2.565m
Min Body Ground Clearance	0.338m
Track Width	1.986m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.400m



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)	
Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

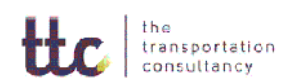
A3 SCALE  
1:250

Drawing Title  
**Hill Street, Hednesford  
Swept Path Analysis  
Sheet 2 of 3**

Architect

Drawing Status  
**Planning**

27 Park Street  
Leamington Spa  
CV32 4QN  
E: info@ttc-transportplanning.com



Drawing Number	210795-01	Revision	a
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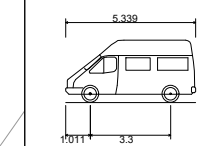
**REVISIONS**

Mark	Revision	Drawn	Date	Chkd
a	Addition of tactile paving at the proposed junction crossing	SB	04/09/23	JM

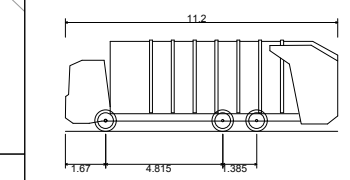
- Key:**
- Existing/Proposed Layout
  - Design Amendments
  - Vehicle Body Overhang
  - Vehicle Wheel Track

**Notes:**

- Design based on guidance from 'CD 116 - Geometric design of roundabouts', DfT 'Guidance on the Use of Tactile Paving Surfaces' and swept path analysis.



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Drawing Title  
**Hill Street, Hednesford  
 Swept Path Analysis  
 Sheet 3 of 3**

Architect  
 Drawing Status

**Planning**

27 Park Street  
 Leamington Spa  
 CV32 4QN  
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**Planning Control Committee**

**27 March 2024**

<b>Application No:</b>	CH/23/0231
<b>Received:</b>	6 June 2023
<b>Location:</b>	243 Hill Street, Hednesford, Cannock, WS12 2DP
<b>Parish:</b>	Hednesford CP and Heath Hayes and Wimblebury CP
<b>Ward:</b>	Hednesford South
<b>Description:</b>	Demolition of existing dwelling and the construction of 10 dwellings with associated access, parking, and amenity
<b>Application Type:</b>	Major application

**The application is being presented to Members as it has been called in by a Local Ward Member and due to objections from Heath Hayes & Wimblebury Parish Council due to overdevelopment of the land.**

**Recommendation:**

It is recommended that Delegated Authority be granted to the Head of Economic Development & Planning to grant permission subject to the completion of a s106 agreement to secure:

- **Financial contribution for affordable housing**
- **NHS Staffordshire & Stoke-on-Trent Integrated Care Board contributions**
- **Special Area of Conservation mitigation**

**Reason for Recommendation:**

In accordance with paragraph (38) of the National Planning Policy Framework the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development.

**Conditions (and Reasons for Conditions):**

**Time Limits and General Implementation Conditions**

*Time Limit*

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.

Reason:

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990.

*Approved Plans*

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

Location Plan 2923-01.

Block Plan 2923-02 Rev E.

Site Plan 2923-03 Rev E.

Landscaping Plan 2923-04 Rev E.

Plots 1, 2 and 5 Plans and Elevations 2923-05 Rev B.

Plots 3, 4 and 6 Plans and Elevations 2923-06 Rev B.

Plots 7 and 8 Plans and Elevations 2923-07 Rev B.

Plots 9 and 10 Plans and Elevations 2923-08 Rev A.

Proposed street elevation 2923-09 Rev D.

General Arrangement Plan 210795-01 Rev a Sheet 1 of 3.

Swept Path Analysis Plan 210795-01 Rev a Sheet 2 of 3.

Swept Path Analysis Plan 210795-01 Rev a Sheet 3 of 3.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement Conditions**

*Floor Levels*

3. No development shall take place until details of the finished floor levels of the buildings (in relation to surrounding land) and any other changes to the levels of the land within the site have been submitted to and agreed in writing by the Local Planning Authority. Development shall be implemented in accordance with the agreed details.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policy CP3.

*Foul and Surface Water Drainage*

4. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing 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 that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution and to accord with the NPPF.

5. No development shall begin until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.



The final design must conform to the design details summarised in the Flood Risk Statement & Drainage Strategy (16651/AP-BD/FRS/01\_2, 07/03/2024). The design must further demonstrate:

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

Evidence from the asset owner of permission to connect to the surface water sewer in Hill Street at the point and rate (2.5 l/s) shown on the drainage drawing.

- Performance calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and critical storm durations (15 mins up to 48 hours), to include as a minimum the 1:2 year, 1:30 year and the 1:100 year plus climate change return periods.

The hydraulic modelling design shall use FEH Rainfall Data and shall apply a 40% allowance upon rainfall to model the impact of climate change.

- A plan showing the total impermeable/ permeable areas of the development layout shall be submitted alongside the drainage design to confirm the contributing areas within the hydraulic model.

The total impermeable area of the site shall be increased by a factor of 10% to include the impact of urban creep over the lifetime of the development.

- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.

Finished floor levels are to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows (i.e., blocked gullies etc).

Where finished floor levels are not 150mm higher than surrounding ground levels, drainage infrastructure shall be included to prevent inundation of surface water into entrances and exists.

- Provision of an acceptable management and maintenance plan to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

To include the name and contact details of the body(-ies) responsible.

- Provision of an acceptable Surface Water Management Plan (SWMP) to demonstrate measures for temporarily intercepting, attenuating, and disposing of surface water generated during the construction phase.

The development shall thereafter proceed in accordance with the approved details.

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution and to accord with the NPPF.

### *Tree Protection*

6. Prior to the commencement of the development hereby approved, protective fencing shall be erected at the site in accordance with the details shown on drawing 2923-04 Rev E. The protective fencing shall remain in place for the during of the construction works on site.

Reason:

The existing vegetation makes an important contribution to the visual amenity of the area that should be safeguarded in accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

#### *Traffic Management Plan*

7. Prior to the commencement of the development hereby approved, a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to restrict on-street parking, loading, and waiting on cycleway road no. Z5084. The approved scheme shall be fully implemented prior to the commencement of the development hereby approved.

Reason:

In the interests of highway safety and to ensure the cycleway will remain clear and unobstructed and to accord with the NPPF.

#### **Staged Conditions**

##### *Locations of Ecological Enhancements*

8. Prior to the construction of the development above ground level, further details of the locations of the bat and bird boxes and hedgehog corridors shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of enhancing bird/bat breeding habitat and hedgehog habitat in accordance with Policy CP12 of the Local Plan and paragraph 180 of the NPPF.

##### *Materials and Hard Surfacing*

9. No part of the development hereby approved shall be undertaken above ground level until details of the materials to be used for the external walls and roofs of the proposed dwellings and all external surfacing have been submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

In the interests of visual amenity and to ensure compliance with Local Plan Policies CP3, CP16 and the NPPF.

##### Lighting scheme

10. Prior to the commencement of the development above ground level, a scheme for all external lighting at the site, including street lighting, domestic lighting, and any security lighting, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason:

To ensure a good standard of development is provided in the interests of residential amenity and crime prevent and in the interests of ecology to accord with policies CP3 and CP12 of the Local Plan and the NPPF.

## **Pre-Occupation or Use Conditions**

### *Cycle Storage*

11. The development hereby approved shall not be occupied until a scheme for the secure and covered cycle storage for the dwellings without garages has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to first occupation of the dwellings. Thereafter the secure cycle storage shall be retained and maintained for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of protecting the air environment in accordance with the NPPF.

### *Vehicular Accesses*

12. Prior to the first occupation of the development hereby approved, all vehicular accesses to the proposed dwellings onto Z5084 (the cycleway), shall have been fully constructed in accordance with Site Plan Drawing No. 2923-03 Revision E.

Reason:

In the interests of highway safety and to ensure the cycleway will remain clear and unobstructed and to accord with the NPPF.

### *Off-site Highway Works*

13. Prior to the first occupation of the development hereby approved, the off-site highway improvements to the roundabout of Hill Street with Hayes Way shall be fully implemented in accordance with drawing no. 210795-01 Revision A.

Reason:

In the interests of highway safety and to comply with the NPPF.

### *Ecological Enhancements*

14. Prior to the first occupation of the development hereby approved, the bat, bird and hedgehog specification details shown on the approved landscaping plan ref: 2923-04 Rev E shall be installed in accordance with that approved plan and the location details agreed in condition 7.

Reason:

In the interests of enhancing bird/bat breeding habitat and hedgehog habitat in accordance with Policy CP12 of the Local Plan and paragraph 180 of the NPPF.

## **Conditions to be Complied with At All Times**

### *Private Garages*

15. The garages shall not be used for any purpose other than the accommodation of private motor vehicles belonging to the occupiers of the dwelling or any other use which is incidental to the enjoyment of the dwelling, but at no time shall be converted to additional living accommodation.

Reason:

To safeguard the amenities of the area, to ensure sufficient car parking is available and to reduce the potential for on-street car parking in the vicinity of the site and to ensure compliance with the Local Plan Policy CP3 - Chase Shaping Design and the NPPF.

### *Removal of Permitted Development*

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development within Part 1 of Schedule 2 to the Order shall be carried out without an express grant of planning permission, from the Local Planning Authority, namely:

- The enlargement, improvement, or other alteration of the dwellinghouse.
- The enlargement of the dwellinghouse consisting of an addition or alteration to its roof.
- Any other alteration to the roof of the dwellinghouse.
- The erection or construction of a porch outside any external door of the dwelling.
- The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement, or other alteration of such a building or enclosure.
- The provision within the curtilage of the dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such.
- The erection or provision within the curtilage of the dwellinghouse of a container for the storage of oil for domestic heating; or
- The installation, alteration, or replacement of a satellite antenna on the dwellinghouse or within the curtilage of the dwellinghouse.

Reason:

The Local Planning Authority considers that such development would be likely to adversely affect the amenity of neighbouring occupiers and the character of the area. It is considered to be in the public interest to require an application to enable the merits of any proposal to be assessed and to ensure compliance with Local Plan Policy CP3 - Chase Shaping - Design and the NPPF.

### *Bird Nesting Season*

17. If demolition and refurbishment are to be undertaken between the beginning of March and the end of August in any year, there must first be a check undertaken of the building for nesting birds and if birds are nesting then no work can be undertaken until the young have fledged.

Reason:

In the interests of conserving habitats and biodiversity accordance with Policy CP12 of the Local Plan and the NPPF.

### *Damaged or Diseased Landscaping*

18. Any trees or plants which within a period of five years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the following planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of visual amenity of the area. In accordance with Local Plan Policies CP3, CP12, CP14 and the NPPF.

### *Construction Hours*

19. Construction activities and deliveries of construction materials to the site shall not take place outside of the hours of 08:00 hours to 18:00 hours Monday to Friday, 08:00 hours to 13:00 hours on Saturday and at no time on Sundays and Bank Holidays. In addition, there shall be no deliveries to the site between the hours of 08:30 to 09:15 and 15:15 to 16:00 hours on Mondays to Fridays.

Reason:

To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure compliance with the Local Plan Policy CP3 - Chase Shaping, Design and the NPPF.

### *Construction Management Plan*

20. The development hereby approved shall be carried out in accordance with the construction management plan (Hewitt & Carr, 1<sup>st</sup> March 2024) unless otherwise approved in writing by the Local Planning Authority.

Reason:

To mitigate potential adverse impacts from construction activities on residential amenity.

### *Preliminary Ecological Appraisal*

21. The development shall be carried out in accordance with the Preliminary Ecological Appraisal by UES (ref: UES04210/01) dated 14<sup>th</sup> November 2023, the Bat Survey by Absolute Ecology dated September 2023 and the Reptile Survey by Absolute Ecology dated September 2019 unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of ecology and biodiversity and to accord with Policy CP12 of the Local Plan and paragraph 180 of the NPPF.

### **Notes to the Developer:**

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

2. Conditions 12 and 13 requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (trafficandnetwork@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

[www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx](http://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx)

## Consultations and Publicity

### Original Plans

#### *Internal Consultations*

#### **Environmental Health**

Recommend the application be refused due to the lack of a desk-based assessment regarding contamination. A Construction Management Plan should be prepared to identify potential impacts on residential amenity, together with appropriate mitigation. The Coal Mining Risk Assessment submitted with the application has identified a coal shaft on site and an additional shaft off-site - the presence of abandoned coal mine workings presents a risk to the proposed development from the migration of mine gas via the abandoned shaft and should be assessed as part of the application. [*Officer comment: The Coal Authority will assess this report*]

#### **Planning Policy**

General planning policy comments given [*Officer comment: These will be set out and discussed within the main body of the report*].

#### **Parks and Open Spaces**

Objection to the current layout due to the habitat loss and lack of suitable compensation measures.

#### **Waste and Engineering Services**

No comments received.

#### **Housing Strategy**

A financial contribution towards affordable housing will be required based on the formula set out in the 'Economic Viability Assessment of Future Development of Affordable Housing in Cannock Chase' report.

#### **CIL Officer**

The development will be CIL liable with the exception of Plot 1 which has applied for exemption as it will be a self-build.

#### *External Consultations*

#### **Hednesford Town Council**

Objects - a new Bat Survey is required as the one submitted is more than 2 years old. Would like to see the design team response to the Road Safety Audit regarding "risk of injury to pedestrians". Concern raised about traffic and safety of pedestrians, particularly as a school in close vicinity and the lack of social and health infrastructure for the extra households. Would like to know that electric charging points will be in place and bird/bat boxes included in the design.

#### **Heath Hayes and Wimblebury Parish Council**

Object due to overdevelopment.

#### **The Environment Agency**

No comments received.

### **Coal Authority**

No objections. The investigations undertaken appear to be appropriate having regard to the evidential source of the mine entries positioning and we note the commentary within the letter, which confirms that those areas of the site where built development is proposed are not considered to be at risk. Consequently, the Coal Authority is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has been adequately investigated.

### **Local Highway Authority**

Recommend refusal. It is not clear what highway improvements are being proposed for this development which shall be made clear and revised plans provided to show existing layout and proposed changes/improvements. It is not clear whether the existing footpath (south side) will be improved, swept paths also need to be provided to demonstrate the turning head is manageable for a refuse vehicle.

### **SCC Rights of Way**

No objections. There are no public rights of way crossing the site and there are no proposals to add or modify any in the vicinity. Advise further enquiries are made and legal advice sought regarding the possibility of the existence of any unrecognised public right of way.

### **Crime Prevention Officer - General comments given:**

Recommend the proposal is built to Secured By Design Standards.

### **Severn Trent Water**

No objections subject to conditions regarding foul drainage.

### **SCC School Organisation Team**

No education contribution is required. Right of access to the school exists and safe access must be provided both during and after construction.

### **SCC Lead Local Flood Authority**

No objection, subject to a pre commencement condition for the final detailed drainage design.

### **Staffordshire and Stoke on Trent Integrated Care Board**

No objection subject to a financial contribution of £6,500 via S106 agreement for future adaption/refurbishment/expansion of premises within the Primary Care Networks of either Cannock North or Cannock Villages.

### **Additional comments following amendments to plans:**

#### ***Internal Consultations***

#### **Environmental Health**

No objection subject to conditions regarding construction hours, the development to be carried out in accordance with the CMP.

#### **Parks and Open Spaces**

No objection in principle subject to matters relating to tree protection, CEMP, Hedgerow to be extended along rear of plots 8, 9 and 10, location details for habitat features and defective planting to be replaced annually for a period of 5 years [*Officer comment: All of these matters can be dealt with by condition although amended plans have been submitted to show the hedgerow extended*]

### **External Consultations**

#### **Hednesford Town Council**

No further comments received.

#### **Heath Hayes and Wimblebury Parish Council**

No further comments received.

#### **Local Highway Authority**

No objection subject to conditions. The existing cycleway will need to be protected during construction.

#### **SCC Rights of Way**

Same comments as previously plus consultation needed with SCC Highways regarding the adopted cycleway.

#### **SCC Lead Local Flood Authority**

Recommend permission is not granted. The Drainage Strategy outlines an infiltration-based drainage system, but no intrusive site investigations have been undertaken (inclusive of infiltration testing), therefore an assumed infiltration has been used in the design to size plot soakaways. Given the system relies upon infiltration, infiltration testing is requested to confirm the infiltration rate. The results should then be used to update the Flood Risk Assessment and Drainage Strategy (and appropriate calculation appendices).

#### **Natural England**

No objection subject to appropriate mitigation being secured in relation to the SAC.

### **Following receipt of Amended Drainage Strategy:**

#### **SCC Lead Local Flood Authority**

A viable drainage design has been provided in principle; as such, the team have no objection to the application at this stage subject to a pre-commencement condition being attached to any planning permission, to ensure that the full detailed drainage design (including final management and maintenance plan) and Surface Water Management Plan (SWMP) are submitted for review.

### **Response to Publicity**

The application has been advertised by neighbour letter and site notice.

### **Original Plans:**

6 letters of objection and 2 letters of concern were received in relation to the original proposals on the following grounds:

- Loss of privacy, especially as land is around 1m higher - request the site to be made level with adjacent area and bungalows would be better.
- Loss of light, including from garages adjacent to gardens and loss of heat source from south facing garden.
- Loss of hedgerow and impact on wildlife.
- Hedgerow provides a sound barrier from the school and extra privacy.
- More congestion from road widening due to parents likely to use the new road to park and cause an obstruction, especially on bin collection days.



- Quality of life impacted during construction due to noise, dirt, dust/contamination possibly for 1-2 years.
- Query the position of the boundary fence (between the houses on Sweetbriar Way and the application site) and consider this was moved without permission historically.
- Concerned that property will not be damaged during construction.
- Plot 8 too close to property to the rear.
- Large trees (silver birch) close to border will impact light and roots will cause property damage.
- Plots 9 and 10 are squeezed in and not in keeping with the area.
- A reduction in the number of houses would reduce the impact.
- Will remove objection if no trees or bushes border boundary fence.
- Concerns regarding flooding as the land is 1m higher than adjacent dwellings.
- Are there any consequences of the mining shaft that is present on the site.
- Concerned regarding traffic at peak times.
- Will the development have its own power supply/sub-station?
- Some of the documents in the proposals relate to the 2020 application.
- Landscape plan does not accurately show the boundary to rear of properties in Sweetbriar Way (the Design and Access Statement is correct however).
- Fence between the site and neighbouring properties should be repaired and reinstated if damaged during site clearance.
- Plot 6 should be pushed back as there is less distance between this plot and the property at the rear than the relationship between the other proposed and existing dwellings.
- Support the planting of trees, however the trees in the rear gardens are not an appropriate species as they can grow up to 20m and put existing dwellings within toppling distance and will likely overhang the boundary.
- Is it necessary to replace existing fruit trees along the boundary with single trees?
- If trees required, they should be small garden trees with a maximum height of 4-5m.
- The scale of the dwellings should be in keeping with the surrounding houses.
- The Road Safety Audit took place at 2.30pm and therefore do not consider this was an accurate reflection of how busy the junction can be as it did not include school pick up times.
- Construction working hours should be 9-4pm and no work on weekends.
- The proposal will have a detrimental effect on the health and safety of pupils at the adjacent primary school due to the access road being woefully unacceptable and narrow, the need for access to the school at the rear and for emergency vehicles, insufficient car parking for residents which will lead to inappropriate parking close to the school, the path at the side of the road would need to be used by pupils from Sweetbriar Way but it is narrow and does not provide sufficient safety [*Officer comment: These comments do not appear to take into account the proposal to widen the existing access road*];

- The risk from the abandoned coal mine workings presents a risk from the migration of mine gas and is a further risk to the health and safety of pupils.

### **Amended Plans:**

3 letters of objection have been received in relation to the amended proposals on the following grounds:

- Objection still stands regarding the health and safety of pupils at the school and need to access school property.
- The old hedgerow would have to be removed to widen the access which would decimate the habitat within the hedgerow.
- Disagree with the flood risk assessment - gardens slope towards properties from the proposed development site and gardens become boggy and patio areas flood.
- Will still be affected by substantial loss of light from bungalows, particularly the lounge areas that will face onto neighbouring rear gardens.
- Strongly object to trees being planted in rear garden of Plot 8 and 9 as they will block light and drop leaves.
- Although no bats found to be roosting in 243 Hill Street, they are seen flying around at dusk and this should be taken into consideration. There are owls near the land, and they have been witnessed on the proposed development site.
- Ground levels should match neighbouring land which is around 1m lower on privacy and flooding grounds.
- Existing fruit trees will need to be removed to provide a new hedgerow - will the boundary fencing be replaced as that has previously been damaged when the site cleared.
- Strongly object to the number of trees proposed which are to the south and sited close to the boundary with neighbours and in years to come will block light. Do not believe the site requires 19 trees for 10 houses as there will be significant hedgerow for birds and wildlife.
- Working hours should be 9-5pm as it is in such a close built-up residential area.

### **Relevant Planning History**

CH/20/241 Residential Development - Outline application with some matters reserved for 8 x 3 bed semi-detached dwellings, 4 x 4 bed detached dwellings with garage and 1 x 3 bed detached dwelling - Withdrawn on 12<sup>th</sup> March 2021

### **1 Site and Surroundings**

- 1.1 The application site comprises No. 243 Hednesford Road and its extended garden which is located to the south of Hednesford. No. 243 sits on a corner plot at the roundabout junction with Hayes Way and adjacent to a single width access road leading from the roundabout which provides access to Hednesford Pentecostal Church car park and rear access to Five Ways Primary School. The application site runs adjacent to the north side of the access road and extends the full length of it as well as behind No's 239 and 241 Hill Street and to the rear of properties in Sweetbriar Way.

- 1.2 On the opposite corner of the access road is Hednesford Pentecostal Church. Some of the primary school buildings are located to the south of the single width access road, opposite the application site. The site is otherwise in a residential area of the town and surrounded by other residential properties on all other sides. At the end of the access road there is a footpath connection into Sweetbriar Way, this footpath is also part of a network of cycleways around Cannock (see **Figure 1**).



**Figure 1:** Cycleway - Extract taken from Cycling in Cannock Chase leaflet by Staffordshire County Council

- 1.3 The existing dwelling, No. 243 is a chalet bungalow positioned at the front of the site facing Hill Street. The extended garden is largely undeveloped land with a substantial hedge to the southern side adjacent to the access road. The site lies in the Heath Hayes and Wimblebury Character Area which is dominated by a variety of post-war architectural styles.
- 1.4 The site is affected by the following constraints:
- Mineral Consultation area - Coal Fireclay.
  - Coal Authority Development High Risk Area.
  - Coal Authority Development Low Risk Area.
  - Within 15km of the Special Area of Conservation.
  - Adjacent to Site Investigation History.
  - With Hednesford Neighbourhood Plan.
  - Adjacent to an area of Green Open Space Network (north/eastern end) which is also a Woodland TPO.
  - Various TPO trees in adjacent neighbouring gardens.

## 2 Proposal

- 2.1 The application seeks consent for the demolition of the existing chalet bungalow and the erection of ten new dwellings resulting in a net increase in nine dwellings at the site. Six of the dwellings will be detached bungalows and the remaining four will be houses comprising two detached and a pair of semi-detached. The

houses comprise 3-bedrooms with the exception of Plot 1 which will be a 4-bed house and the bungalows are a mix of 2 and 3-bedrooms.

- 2.2 One of the detached two storey dwellings (Plot 1) will be positioned at the front of the site fronting Hill Street in lieu of the existing dwelling. The remaining dwellings will be arranged in a roughly linear layout fronting the access road. The bungalows are located in the middle of the site with the three remaining houses positioned at the eastern end facing across the site.
- 2.3 The existing access road will be made wider as part of the proposals, to enable two cars to pass and this will be adopted. Off-road car parking is provided for all dwellings with Plots 1, 2, 7 and 8 also provided with garages.
- 2.4 New landscaping is proposed with each dwelling have a front and rear garden and trees throughout the development with hedging to the frontages and rear boundaries as well a brick walls in the public realm areas.
- 2.5 The dwellings will be simply designed and constructed from brick with tiled roofs and brick detailing to the windows and eaves. Plot 1 will incorporate a chimney to be consistent with other post-war dwellings on Hill Street.
- 2.6 The proposals have been amended during the course of the application process primarily to reduce the scale of the development and provide more bungalows. Plots 3, 4, 5 and 6 have therefore been amended to bungalows.
- 2.7 The planning application has been submitted with the following supporting documentation, some of which has also been amended during the course of the application to address consultees comments.
  - Design and Access Statement (amended).
  - Preliminary Ecological Survey (amended).
  - Bat Survey (amended).
  - Reptile Survey.
  - Construction Environment Management Plan (amended).
  - Flood Risk Assessment and Drainage Strategy (amended).
  - Phase 1 Ground Gas Risk Assessment (amended).
  - Stage Road safety Audit and Technical Note June 2023.
  - Access general arrangement and swept path drawings.
  - Mining Risk Assessment.
  - Coal Report.
  - Arboricultural Impact Assessment.
  - Tree Report.
  - Transport Statement.
- 2.7 Further amendments were received to show some minor changes to the positioning of trees within the development and some changes to the boundaries to address the Crime Prevention Officer's comments. This resulted in an

amended site plan, block plan and landscape plan as well as a further amended Design and Access Statement.

- 2.8 Finally, a revised Drainage Strategy was also submitted on 23<sup>rd</sup> February 2024 to take into account the results of percolation tests.

### **3 Planning Policy**

- 3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan currently comprises the Cannock Chase Local Plan Part 1 (2014), the Hednesford Neighbourhood Plan 2017-2028 and the Minerals Local Plan for Staffordshire (2015 – 2030).

#### ***The Development Plan***

#### **3.3 Cannock Chase Local Plan Part 1**

- CP1 - Strategy – the Strategic Approach
- CP2 - Developer Contributions for Infrastructure
- CP3 - Chase Shaping – Design
- CP4 - Neighbourhood-Led Planning
- CP5 - Social Inclusion and Healthy Living
- CP6 - Housing Land
- CP7 - Housing Choice
- CP10 - Sustainable Transport
- CP12 - Biodiversity and Geodiversity
- CP13 - Cannock Chase Special Area of Conservation (SAC)
- CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty
- CP16 - Climate Change and Sustainable Resource Use

#### **3.4 Cannock Chase Local Plan Review Pre-Submission (Regulation 19)**

Policy H43 Site Specific Policy 243 Hill Street, Hednesford

#### **3.5 Hednesford Neighbourhood Plan 2017-2028**

- ROW1: Public Rights of Way
- OS1: Open Spaces
- H1: Housing Development

#### **3.6 Minerals Local Plan for Staffordshire**

- Policy 3: - Safeguarding Minerals of Local and National Importance and Important Infrastructure

### ***Other Material Considerations***

#### **3.7 The National Planning Policy Framework (NPPF)**

Relevant Paragraphs:

8:	Three Dimensions of Sustainable Development
11-14:	The Presumption in favour of Sustainable Development
47-50:	Determining Applications
60, 74, 75, 76, 77:	Delivering a Sufficient Supply of Homes
115:	Highway Safety and Capacity
131, 135, 136, 137:	Achieving Well-Designed and Beautiful Places
157-159, 165, 168-175:	Planning and Flood Risk
180, 186 -188:	Landscaping and Biodiversity
189, 190, 191:	Ground conditions and Pollution
224, 225	Implementation

#### **3.8 Other relevant documents**

- Design Guide Supplementary Planning Document, April 2016.
- Cannock Chase Local Development Framework Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport, July 2005
- Developer Contributions and Housing Choices SPD (July 2015)
- Manual for Streets

## **4 Determining Issues**

4.1 The determining issues relating to the proposed development are as follows:

- i) Principle of the Development
- ii) Housing Mix and Choice
- iii) Design and Impact on the Character and Form of the Area
- iv) Impact on Residential Amenity and Future Occupancy
- v) Impact on Highway Safety
- vi) Impact on Trees
- vii) Impact on Nature Conservation and the Cannock Chase Special Areas of Conservation (SAC)
- viii) Waste and Recycling Facilities
- ix) Flood Risk and Drainage
- x) Contamination
- xi) Mineral Safeguarding
- xii) S106 Heads of Terms

## PRINCIPLE OF THE DEVELOPMENT

- 4.2 Both paragraph 11 of the NPPF (2023) and Cannock Chase Local Plan 2014 Policy CP1 state that there should be a presumption in favour of sustainable development.
- 4.3 The presumption in favour of sustainable development as set out in paragraph 11 of the NPPF states: -
- ‘For decision taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay.
  - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
    - i) policies in the Framework that protect areas or assets of particular importance (e.g., Green Belt, AONB, habitats sites) provide a clear reason for refusing the development proposed; or
    - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.’
- 4.4 The starting point of the assessment is therefore whether the proposal is in accordance with the Development Plan and whether that plan is up to date. In that respect it is noted that Policy CP1 of the Local Plan states: -
- “In Cannock Chase District the focus of investment and regeneration will be in existing settlements whilst conserving and enhancing the landscape of the AONB, Hednesford Hills, Green Belt and the green infrastructure of the District. The urban areas will accommodate most of the District’s new housing and employment development, distributed broadly in proportion to the existing scale of settlement.”
- 4.5 In this instance, the proposal relates to a ‘windfall’ greenfield site within the residential curtilage of an existing dwelling. Although the Local Plan has housing policies (CP6 and CP7), it is silent in respect of its approach to windfall sites on both greenfield and previously developed land. As such, in accordance with Policy CP1 of the Local Plan, the proposal falls to be considered within the presumption in favour of sustainable development, outlined in paragraph 11 of the NPPF. The proposal is however in accordance with the thrust of Policy CP1 insofar as it would provide new housing within an existing settlement.
- 4.6 Furthermore, the application site is allocated in the Local Plan Review which has now reached Pre-Submission Stage. The Regulation 19 public consultation period is currently underway and will run until 18<sup>th</sup> March 2024. Within the Local Plan Review Policy H43 is a site-specific policy relating to the application site which allocates the site for housing. Whilst the new Local Plan is not yet adopted, it cannot hold full weight, however now that it has reached pre-submission stage it is considered some weight can be given to the aspiration for this site to be developed for housing.
- 4.7 With regard to Habitat Sites, such as the Cannock Chase SAC and SSSI, the presumption does not apply where the project is likely to have a significant effect

either alone or in combination with other plans or projects, unless an appropriate assessment has concluded that the proposal will not adversely affect the integrity of the habitats site.

- 4.8 In this case it is confirmed that an appropriate assessment has been undertaken and it has concluded that subject to mitigation in the form of a payment towards SAMMS, either through CIL or a section 106 agreement the proposal will not adversely affect the integrity of Cannock Chase SAC. As such it is concluded that the 'presumption in favour of sustainable development' applies to this proposal.
- 4.9 The proposal does not engage any of the policies in the NPPF that protect areas or assets of particular importance (e.g., Green Belt, AONB, habitats sites). This being the case the application should be determined on the basis as to whether any adverse impacts of granting approval would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 4.10 The site is within a residential location in the urban area of Hednesford. The site is close to the schools and served by bus routes giving access by public transport. As such the site has good access by public transport, walking and cycling to provide access to a range of goods and services to serve the day to day needs of the occupiers of the proposed development. The site is not located within either Flood Zone 2 or 3, and it is not designated as a statutory or non-statutory site for nature conservation. The site is therefore considered to be a suitable location for housing development in principle planning policy terms.
- 4.11 However, proposals that are acceptable in principle are still subject to all other policy tests. This report will now go on to consider the proposal in relation to these policy tests.

#### **HOUSING MIX AND CHOICE**

- 4.12 Although the proposal will not be providing any on-site affordable housing (an off-site contribution will be provided, see the Heads of Terms below), the development will provide a mix of housing types and sizes in accordance with Policy CP7 of the Local Plan. This policy seeks to provide smaller dwellings more suited to younger people, housing for people with specific needs and larger 3- and 4-bedroom houses. Of the 10 dwellings proposed, 3 will be 3-bedroom houses, comprising 1 detached (plot 8) and 2 semi-detached (plots 9 and 10). A further 4-bedroom detached house is provided at Plot 1. The provision of a mix of 3 and 4 bedroom across detached and semi-detached will provide options for both smaller families and those wishing to meet aspirational needs for the future as set out in Policy CP7.
- 4.13 The remaining 6 dwellings are all proposed to be 2 or 3-bedroom bungalows which will provide further options for the aging population as set out in Policy CP7. The Hednesford Local Plan Policy H1 also seeks to support bungalows where it is viable and especially 2-bedroom bungalows. This proposal will provide 4 No. 2-bedroom bungalows and 2 No. 3-bedroom bungalows demonstrating compliance with the Hednesford Neighbourhood Plan as well as the Local Plan. The range of dwellings from bungalows and two-storey properties, detached and semi-detached and offering 2, 3 and 4-bedrooms gives a range of housing choice and mix in the development to cater for a wider range of prospective occupants.

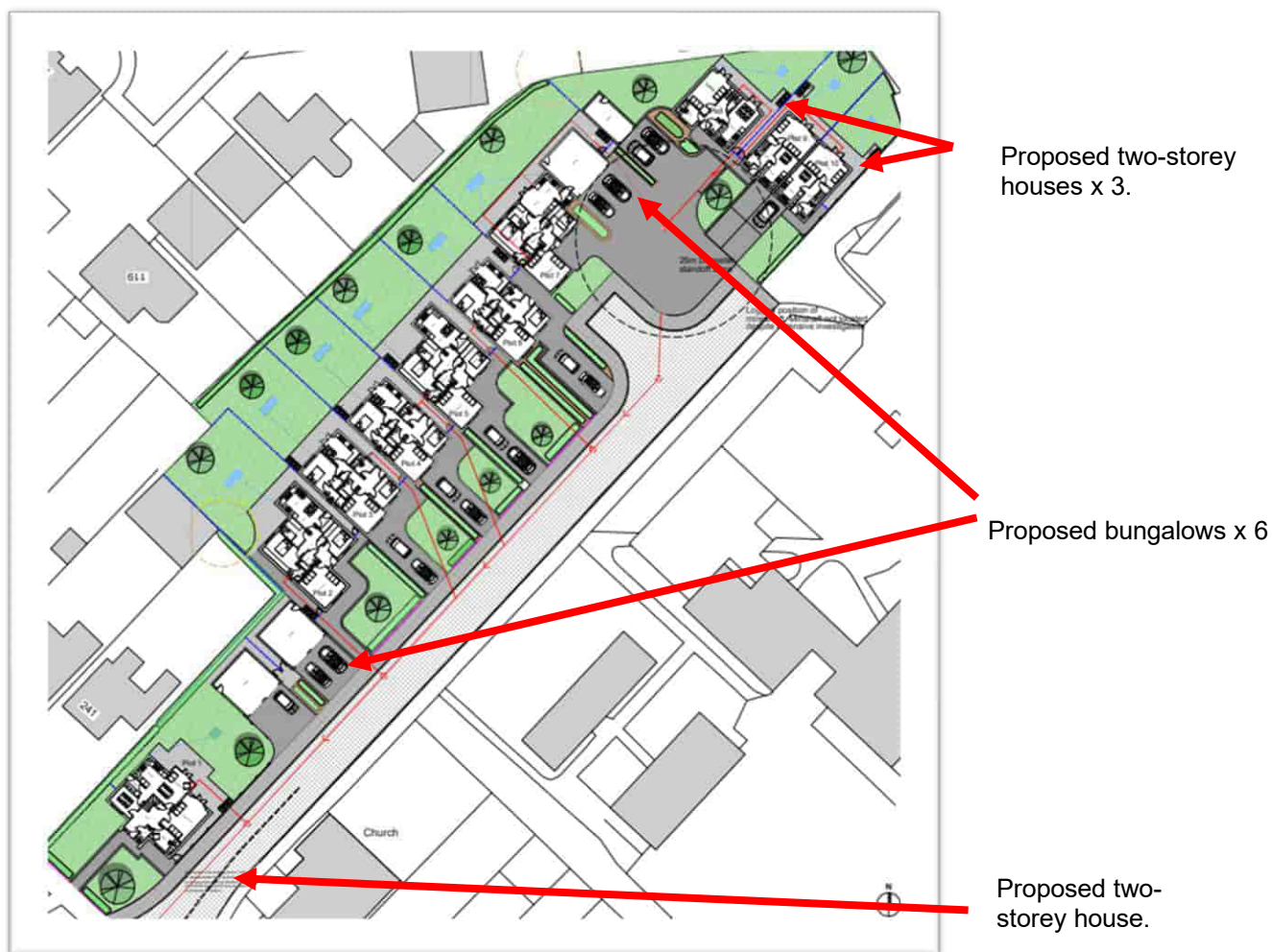


**DESIGN AND IMPACT ON THE CHARACTER AND FORM OF THE AREA**

- 4.14 The application site lies in the Heath Hayes and Wimblebury Character Area which is considered to be a predominately residential suburban area dominated by post-war housing. The architectural style is varied with a mix of terraced, semi-detached, and detached dwellings. Most properties are set back from the road along Hill Street with front gardens and off-road parking and good-sized rear gardens. Houses on Hill Street and Sweetbriar Way are generally positioned close together with the houses in Sweetbriar Way generally having smaller rear gardens than those properties on Hill Street.
- 4.15 The neighbouring Church is a single storey building with a pitched roof and some flat roof additions. The school buildings are typical utilitarian style and primarily single storey constructed in brick and metal cladding.
- 4.16 The proposed dwellings are considered to fit comfortably within the existing context. A two-storey detached dwelling will replace the existing chalet bungalow at the front of the site which is considered to be acceptable given all the adjacent properties are two storeys. It will be set back from the road and continue the same building line as the existing dwellings, providing a front garden and a rear garden on a par with the adjacent properties (including the garage).

Off road parking will be located to the rear accessed via the new widened access road. The middle of the site will comprise bungalows which will be set back from the widened road and be provided with front gardens and off-road parking.

This will enable these properties to sit comfortably within the site which, coupled with their low scale will ensure they do not appear overbearing. Each of the bungalows will have good sized rear gardens in proportion to the dwelling. At the end of the site, Plots 8-10 will be two-storey dwellings (one detached and one semi-detached) which will look into the site across a shared driveway and along the access road. These will blend well with existing properties on Sweetbriar Way, and each will have a front garden and rear garden in proportion to the house (see **Figure 2**).



**Figure 2:** Proposed Site Plan by J Mason Associates

- 4.17 It is therefore considered that the site can comfortably accommodate the 9 additional dwellings at this site and that they are in keeping with the pattern of adjoining development and character of the area, allowing for reasonable separation distances, garden areas, car parking, garaging, and landscaping.
- 4.18 The dwellings will be constructed in brick and tiles with brick detailing to the windows and eaves and verges. The windows will comprise typical casement windows. Plot 1 will have a projecting front gable and porch as a feature to the front elevation as well as a chimney to fit in with other properties in Hill Street. The bungalows and other two-storey dwellings will be similarly designed. The external appearance of all the dwellings is considered to be in keeping with the character of the area.
- 4.19 Therefore, having had regard to Policies CP3 and CP14 of the Local Plan and the appropriate sections of the NPPF it is considered that the proposal would be well-related to existing buildings and their surroundings and would successfully integrate with existing features of amenity value such that it would be acceptable in respect to its impact on the character and form of the area.

### **IMPACT ON RESIDENTIAL AMENITY AND FUTURE OCCUPANCY**

- 4.20 The nearest neighbours likely to be affected by the proposed development are those on Hill Street that back onto the site (No.'s 237, 239 and 241) and properties in Sweetbriar Way, namely No's 111, 113, 115, 117 and 199 which back onto the

site as well as No. 79 Sweetbriar Way which is adjacent to the site at the far end. All of these properties share a common boundary with the site and are therefore likely to be most affected.

- 4.21 Nevertheless the scheme has been carefully designed to ensure that neighbouring properties are not adversely affected by the proposals. The bungalows in the middle of the site will not cause any impacts in terms of overlooking, overshadowing, or overbearing due to their low scale and the separation distances between the dwellings. Whilst the land level may be slightly higher on site, this is not significant and coupled with the distances between the existing and proposed dwellings, will not cause any harm to amenities.
- 4.22 Plot 1 at the front of the site will not cause any significant overlooking or overshadowing as it is largely sited to the side of No. 241. There will be some mutual overlooking as to be expected in residential areas, but not to an adverse level and there will be no habitable windows on the side elevations. There is space all around the dwelling to allow the property to fit comfortably within the plot.
- 4.23 Plots 8-10 will be sited adjacent to each other and roughly adjacent to No. 79 Sweetbriar Way. Overlooking at the rear of these properties will only overlook the front driveway area of No. 79 which is considered to be part of the public realm in any case. There are adequate separation distances between these dwellings to ensure that existing occupiers will not be significantly affected by loss of daylight and sunlight.
- 4.24 The proposed dwellings offer accommodation of either 2, 3 or 4-bedrooms and every dwelling will have good sized rear garden as well as front gardens and landscaped areas to soften the development. Each dwelling will provide a high standard of residential amenity for future occupiers.
- 4.25 Resident's concerns have been noted and in respect to residential amenity, have been addressed above. One concern that was raised by a few residents was in relation to proposed trees in the rear gardens of specifically plots 2-9. Residents were concerned that the trees, being sited along the northern boundaries would cause overshadowing to gardens as they mature. Whilst the trees proposed were only fruit trees and unlikely to grow too tall, nevertheless it was considered that the increased number of trees shown in amended plans following the request of the Landscape Officer was too many for the site. Every rear garden had a tree in it with four out of the ten dwellings have two trees each (Plots 3, 5, 7 and 8).

Although trees and landscaping are important and can help to soften the development and provide biodiversity enhancements to a site, they can also have the consequence of impacting amenity. Therefore, on balance, it was considered by officers that some of these trees should be removed from the proposals. Those additional trees in the rear gardens of plots 3, 5, 7 and 8 have therefore been removed from the proposals so that only one tree remains in each garden. The proposed trees that remain have been pulled a little further from the rear boundaries so as to further reduce any overshadowing. The trees in the front gardens however will still remain.

- 4.26 The proposals are therefore considered to be in accordance with Policy CP3 of the Cannock Chase Local Plan and the NPPF and will ensure that there is no adverse impact to the amenities of existing occupiers and that the standard of accommodation for future occupiers will be to a good standard.

#### **IMPACT ON HIGHWAY SAFETY**

- 4.27 Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.28 In this instance, the proposal seeks to increase the width of the existing access to the side of the site to allow for two-way vehicle traffic. Some alterations will be made to the junction with the roundabout to facilitate this, including the provision of a pedestrian island and crossing point. The road will be to adopted standards, and it has been demonstrated via swept path plans that the proposal will be able to adequately accommodate refuse vehicles.
- 4.29 The Local Highway Authority have assessed the proposals and considered the proposals acceptable and complies with their standards. Car parking is sufficient and complies with the SPD on Parking Standards. Cycle parking will be required for those dwellings which do not have garages (Plots 3-6, 9-10). Conditions will be imposed in relation to the construction works.
- 4.30 Draft Policy H43 in the Local Plan Review sought to achieve a new access from Hill Street and new or enhanced cycle and footpath linkages which this proposal will provide. The access road is also a cycleway and shown on the network of cycling routes around Cannock (**Figure 2** above). The widened access will allow for a full width footpath along the northern side which will connect with the existing footpath to the east of the site and a new crossing island will allow for safe crossing points at the roundabout.
- 4.31 The proposals are therefore considered to be in accordance with Policy CP3 of the Local Plan, the Parking Standards SPD and the NPPF.

#### **IMPACT ON TREES**

- 4.32 The application has been submitted with a Tree Survey and an Arboricultural Impact Assessment. There are no individual trees or groups of trees within the application site. There are four hedges that border the site and are within the application site boundary and three trees off-site that has been assessed, one of which is protected by a Tree Preservation Order. The site is also adjacent to an area included as part of the Green Space Network which is located to the east of the site and comprises an area of woodland which is also protected as a Woodland TPO.
- 4.33 Of the three trees off-site, T1 is a Birch and Rowan (the Rowan is very close to the Birch and so considered as one tree with the Birch being the majority) which is positioned on the boundary between No. 239 and 241 Hill Street and Plot 2. It is considered to be a category C tree and will overhang the site by 2m. Tree T2 is a category A oak tree which is protected by a TPO and located on the boundary between No. 235 and 237 Hill Street and 119 Sweetbriar Way. It does not overhang the site and will not be affected by the development proposals. Tree T3 is a category B Birch tree and is located in the rear garden of No. 111 Sweetbriar

Way. It will overhang the site by 2m. Tree protection measures will therefore be required to trees T1 and T3 during construction. There will be no impact to the woodland TPO as part of the proposals as they will be located a sufficient distance from them.

- 4.34 Regarding the existing hedgerows, all will be retained with the exception of H2 which is the hedgerow that runs adjacent to the access road which needs to be removed to facilitate the widening of the road. To compensate for the loss of this hedgerow, a new hedgerow will be planted along the full length of the rear of the plots. Additional hedgerows are also to be planted along the frontage of the new dwellings and in-between properties at the front. New trees will be planted in the front and rear gardens of the dwellings.
- 4.35 Overall, it is considered that the compensation and enhancement measures proposed will mitigate the loss of the hedgerow and the development of the site. New trees and hedgerows will be provided across the front of the development in the public realm that will allow the development to integrate well with its surroundings and provide connections with the existing Green Space Network. Some information about hard landscaping has been shown on the proposals but it is considered that further material details will be required by condition.
- 4.36 Policy H43 in the Local Plan Review sought to ensure this site was provided with suitable landscaping to benefit biodiversity and the street scene and connect with the Green Space Network at the east of the site. The proposal should also incorporate existing hedgerows and trees where possible. It is considered that the proposed plans achieve these aspirations and is in full compliance with Policy CP3 and CP14 of the Cannock Chase Local Plan and the NPPF.

#### **IMPACT ON NATURE CONSERVATION AND THE CANNOCK CHASE SPECIAL AREA OF CONSERVATION (SAC)**

- 4.37 Under Policy CP13 development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network and the effects cannot be mitigated. Furthermore, in order to retain the integrity of the Cannock Chase Special Area of Conservation (SAC) all development within Cannock Chase District that leads to a net increase in dwellings will be required to mitigate adverse impacts.
- 4.38 In this instance there will be a net increase in nine dwellings on this site and as such, a Habitat Regulation Assessment has been carried out and SAC mitigation contributions are required. If the application were to be approved, the proposal will become CIL liable, and the SAC mitigation will be top sliced from the CIL payment. However, one of the dwellings (Plot 1) is proposed to be a self-build and has applied for CIL exemption on that basis, therefore SAC mitigation payment will be required for one dwelling at the site and will form part of the S106 agreement (see below for more details).
- 4.39 The application site is not subject to any formal or informal nature conservation designation. The application has however been submitted with an amended Preliminary Ecological Appraisal, a Bat Survey, and a Reptile Survey in order to assess the impact on protected species at the site.

- 4.40 The PEA has concluded that the existing building might have been suitable for use by roosting bats, but the bat survey confirms that dawn and dusk emergence and re-entry surveys have been carried out and have confirmed the absence of bats within the building. The retention of hedgerows and provision of bat boxes within the development proposals are recommended mitigation measures as well as suitable lighting. These details will be conditioned. The site has some limited foraging potential for reptiles, and they are unlikely to be present at the site, but mitigation measures prior to construction are set out in the PEA. The site also has the potential to support breeding birds therefore it is recommended that demolition and site clearance takes place outside bird nesting season. Replacement landscaping is proposed as set out above and therefore there will be suitable compensation and enhancement measures in place. Bird boxes will also be in place throughout the development. Landscaping and ecology measures will be imposed by conditions. No evidence of hedgehogs was found at the site, but there are numerous records in the local area and the site is suitable foraging and commuting habitat. Reasonable avoidance measures will be in place for other species at the site and these will also protect hedgehogs. Hedgehog highways will also be provided within the development.
- 4.41 The Landscape Officer has reviewed the proposals and advised that the specification details for the bat and bird boxes are acceptable but that their locations need to be reviewed and this will be imposed by condition. It will also be conditioned that the development will be carried out in accordance with the Preliminary Ecology Appraisal and the mitigation measures therein.
- 4.42 Given the above it is considered that the proposal, would not have a significant adverse impact on nature conservation interests either on, or off, the site. Policy H43 of the Local Plan Review sought to ensure that any redevelopment of this site would provide suitable ecological measures and/or compensatory and enhancement measures and connections to green infrastructure. With the mitigation and enhancement measures set out in the reports and in the conditions to be attached if planning permission is granted, it is considered that the proposal will meet the redevelopment aspirations and accord with Policies CP3, CP12 and CP13 of the Local Plan and the NPPF.

#### **WASTE AND RECYCLING FACILITIES**

- 4.43 Policy CP16(1) (e) 'Climate Change and Sustainable Resource Use' of the Cannock Chase Local Plan states that development should contribute to national and local waste reduction and recycling targets according to the waste hierarchy'. One of the ways of achieving this is by ensuring development can be adequately serviced by waste collection services and that appropriate facilities are incorporated for bin collection points (where required).
- 4.44 In this instance, bin storage can be provided on site and bin collection will already be in place in this existing and established urban area. Any occupier of the new dwelling will be able to bring the bins to the back of the existing highway for collection and refuse vehicles will be able to access the whole road as it will be to adopted standards.

**FLOODRISK AND DRAINAGE**

- 4.45 The application site is located in Flood zone 1 (low risk) of flooding and low risk of surface water flooding. However, as the proposal is a major planning application it is still supported by a Flood Risk Assessment and Drainage Strategy.
- 4.46 The original Drainage Strategy for the site had proposed to discharge via infiltration. However, the LLFA required intrusive investigations including infiltration testing to be carried out to ensure that the Strategy would work, the results of which have proven infiltration to be an unviable option. A Revised Drainage Strategy has been submitted which concludes that in lieu of infiltration drainage, discharge will be to the public sewer with a restricted discharge limiting surface water flows and creation of attenuation storage. This has been reassessed by the LLFA who have advised that a viable drainage design has been provided in principle. The team have therefore removed their no objection to the application subject to the pre- commencement condition to ensure that the full detailed drainage design (including final management and maintenance plan) and Surface Water Management Plan (SWMP) are submitted for review.
- 4.47 Policy H43 of the Local Plan Review sought to ensure the site was provided with suitable drainage systems to limit water run-off from the site which will be achieved via the amended Drainage Strategy. The proposal will also be in accordance with Policy CP16 of the Local Plan and the NPPF.

**CONTAMINATION**

- 4.48 The application site lies in a historic landfill and site investigation history area and is also in a Coal Authority High and Low Risk Area. The application is supported by a Mining Risk Assessment, Site Investigation and Ground Gas Risk Assessment. These have been reviewed by the Coal Authority and the Council's Environmental Health team, both of whom are content with the proposals and the reports submitted, subject to conditions relating to construction hours and that development is carried out in accordance with the Construction Management Plan. It is also considered necessary to ensure the development is carried out in accordance with the Ground Gas Risk Assessment which recommends a site investigation and subsequent ground gas monitoring should be conducted.
- 4.49 The development will ensure appropriate mitigation measures are in place given the site's location in a Coal Authority High Risk Development Area as set out in Policy H43 of the Local Plan Review. The proposal will also be in accordance with Policy CP16 of the Local Plan and the NPPF.

**MINERAL SAFEGUARDING**

- 4.50 The site falls within a Mineral Safeguarding Area (MSAs). Paragraph 219, of the National Planning Policy Framework (NPPF) and Policy 3 of the Minerals Local Plan for Staffordshire (2015 – 2030), both aim to protect mineral resources from sterilisation by other forms of development.
- 4.51 In this instance, the site lies within a mineral safeguarding area for coal fireclay. However, its location in the middle of an urban area and adjacent to a school means that it would not be a suitable site for mineral workings as it would not be practical or environmentally viable as set out in Policy 3. The planning benefits of making efficient use of this site for new housing development also outweighs the loss of the site for mineral workings.

## **S106 DRAFT HEADS OF TERMS**

- 4.52 In accordance with Policy CP2 of the Local Plan, the proposal would attract affordable housing provision (financial), SAC mitigation and the NHS Integrated Care Board.
- 4.53 In respect of affordable housing, and in accordance with Policy CP7, a financial contribution is required towards off-site affordable housing, based on a formula derived from the Economic Viability Assessment of Future Development of Affordable Housing in Cannock Chase report. The final financial contribution payable would be calculated by the Council's Property Service at the time of the S106 undertaking. However, this is currently anticipated to be in the region of £129,582.
- 4.54 As set out earlier in this report, SAC mitigation will be required for Plot 1 which will be a self-build and will therefore be exempt from CIL payment. The SAC contribution required will be £329.83 (index-linked).
- 4.55 In respect of NHS contributions, the Staffordshire and Stoke on Trent Integrated Care Board have advised that a financial contribution of £6,500 should be made for future adaption/refurbishment/expansion of premises within the Primary Care Networks of either Cannock North or Cannock Villages.
- 4.56 In accordance with the Developer Contributions and Housing Choices SPD, it is not considered that any other financial contributions are required in connection with this proposal. The measures set out in the Heads of Terms are considered to adequately mitigated the impacts of the development and make it acceptable in planning terms. The proposal is therefore in accordance with Policy CP2 of the Local Plan.

## **5 Human Rights Act 1998 and Equality Act 2010**

### **Human Rights Act 1998**

- 5.1 The proposals set out in this report are considered to be compatible with the Human Rights Act 1998. The recommendation to approve the application accords with the adopted policies in the Development Plan which aims to secure the proper planning of the area in the public interest.

### **Equality Act 2010**

- 5.2 It is acknowledged that age, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation are protected characteristics under the Equality Act 2010.

By virtue of Section 149 of that Act in exercising its planning functions the Council must have due regard to the need to:

- Eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited.
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.



It is therefore acknowledged that the Council needs to have due regard to the effect of its decision on persons with protected characteristics mentioned.

Such consideration has been balanced along with other material planning considerations and it is considered that the proposal is acceptable in respect to the requirements of the Act. Having had regard to the particulars of this case officers consider that the proposal would not conflict with the aim of the Equality Act.

## **6 Conclusion**

- 6.1 In respect to all matters of acknowledged interest and policy tests it is considered that the proposal, subject to the attached conditions, would not result in any significant harm to acknowledged interests and is therefore considered to be in accordance with the Development Plan.
- 6.2 The proposal is in a sustainable location for new residential development and will make efficient use of a vacant and under-utilised garden land within an existing residential area. The design and scale of the development will fit in comfortably with the surroundings and provide sufficient garden land and access, parking and turning arrangements with no adverse impact to residential amenities. Landscaping and biodiversity enhancement measures will be provided, and the proposal is acceptable in terms of drainage, flood risk and contamination. With an accompanying S106 agreement in place, the proposals will provide a high standard of development for future occupiers and will ensure that the suitable infrastructure is in place to support the development.
- 6.3 It is therefore recommended that the application be approved subject to the attached conditions for the above reasons.