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<b>PLANNING CONTROL COMMITTEE – UPDATE REPORT</b>	
<b>Application No:</b>	CH/19/201
<b>Received:</b>	28-May-2019
<b>Location:</b>	Rugeley B Power Station, Power Station Road, Rugeley, WS15 2HS
<b>Parish:</b>	Brereton and Ravenhill Rugeley
<b>Description:</b>	Outline Planning Application for the creation of development platform and the demolition of existing office building, and environmental centre, and security gatehouse, site clearance, remediation and phased mixed-use development comprising: up to 2,300 new dwellings and residential units (use classes C3 and C2); up to 1.2 ha of mixed-use (use classes A1, A2, A3, A4, A5, C1, C2, C3, D1 and D2); up to 5 ha of employment (use classes B1a, b, c and B2); a school (All Through School or 1 no. 2 Form Entry Primary School (use class D1)); formal and informal publicly accessible open space; key infrastructure including new adoptable roads within the site and the provision of a new primary access junction on to the A513; ground and roof mounted solar panels and 2 no. existing electricity substations (132 KV and 400 KV) retained (All Matters Reserved Except Access)
<b>Application Type:</b>	Full Planning Application Major with ES

**RECOMMENDATION:**

**Approve subject to the amended conditions within this report and the items within the Recommendation contained in the Original Officer's Report**

**1. AMENDED PLANNING CONDITIONS**

- 1.1 A range of conditions were included in the Original Officers Report to Committee Members with the Committee Papers dated 14 July 2020. Since this time discussions with both the applicant's representatives and Lichfield District Council have occurred to further refine the conditions wording proposed.

1.2 Minor changes to the following conditions are proposed to assure clarity and completeness. No further changes to the original Officer Recommendation are proposed aside from updated wording to the conditions to reflect that set out below:

3) The development authorised by this permission shall be carried out in complete accordance with the following approved plans and specifications except insofar as may be otherwise required by other conditions to which this permission is subject:

Site Boundary Dwg No. 01585\_S-001 Rev P4

Parameter Plans:

Access and Movement Dwg No. 01585\_PP\_01 Rev P7

Land Use Dwg No. 01585\_PP\_02 Rev P6

Building Heights Dwg No. 01585\_PP\_03 Rev P8

Green Infrastructure Dwg No. 01585\_PP\_04 Rev P6

Density Dwg No. 01585\_PP\_05 Rev P7

Revised Junction Layout Dwg No. J32-2608-PS-111 Rev A

14) Before the development hereby approved is commenced within any relevant phase of development (as approved by Condition 5) that includes the 'community square', spine road or All-Through School, details of the following shall be submitted to and approved in writing by the Local Planning Authority and the approved details implemented prior to first use of the phase to which the measures relate:

- Bus layover facilities at "community square", or All-Through School as mutually agreed in writing by the Local Planning Authorities and the applicant, to include passive electric charging infrastructure, shelter, flag, timetable case and Real Time Passenger Information display;
- Bus stopping facilities along the rest of the spine road shall be road provided with shelter, flag, timetable case and bus markings;
- Measures to restrict speed, on-street parking, loading and waiting on the spine road outside of the proposed All-Through School; and
- Improved pedestrian facilities including guardrails outside of the accesses to the All-Through School.

17) Before the development hereby approved is commenced, within any relevant phase of development that includes buildings (as approved by condition 5), full details of the proposed foul water drainage system for the specific phase of development shall be submitted to and approved in

writing by the Local Planning Authority. The approved drainage system shall thereafter be provided before the first occupation or use of any of the buildings in that phase.

- 27) The cycle parking for any apartments, commercial premises (including showers and lockers for B Class Uses), All-Through School or primary school, health facility or community hall shall be implemented, in accordance with the approved details pursuant to Condition 6, prior to the first occupation of those buildings and shall thereafter be retained for their designated purpose for the life of the development.
- 40) All phases of development (as approved by condition 5) that deliver Class C3 dwellings as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, shall deliver a minimum of 15% of the Class C3 dwellings as affordable housing, with an overall minimum provision site wide of 17.6%.
- 49) There shall be no more than a total of 150 Use Class C2 bedspaces provided across two campuses on the site (Class C2 of the Schedule to the Town and Country Planning ( Use Classes ) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).