



**TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PERMISSION FOR DEVELOPMENT**

Date valid application received: 06/08/2018

Application No: P/2018/00933

Name and address of Agent

Name and address of Applicant

JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr Geoff Mumford
Burton Bridge Brewery
C/O Agent

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **PERMITS**:

Outline application for the erection of up to 8 dwellings including details of access and demolition of existing public house

Plough Inn, 7 Ford Street, Stapenhill, Burton upon Trent, Staffordshire, DE15 9LE

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

- 1 The development hereby permitted shall be begun before the expiration of two years from the date of the approval of the last reserved matter(s) to be approved.

Reason: To conform with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990.

- 3 No development shall take place until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority:

- a - Appearance
- b - Landscaping
- c - Layout
- d - Scale

The development shall be carried out strictly in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: The application is in outline only and the Local Planning Authority wishes to ensure that these details which have not yet been submitted are appropriate for the locality.

- 4 The development hereby permitted relates to the following plans subject to compliance with other conditions of this permission:

Site Location Plan Drawing No: 2018_548_001.A received on 06/08/18

Access Arrangement as outlined in Amended Site Layout Drawing No: 2018_548_010B received on 08/10/18

Reason: For the avoidance of doubt to ensure the development will not adversely affect the safe and efficient use of the adjoining highway and in accordance with policies from the East Staffordshire Local Plan, the Stapenhill Neighbourhood Plan, the East Staffordshire Design Guide, and the National Planning Policy Framework 2018.

- 5 Prior to the first occupation of any dwelling, the access arrangement within the limits of the public highway and associated visibility splays shall be provided in accordance with the Amended Site Layout Drawing No: 2018_548_010B. The visibility splays shall thereafter for the life of the development be kept free of all obstructions to visibility above 0.6 metres in height unless otherwise agreed in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and in accordance with the aims of East Staffordshire Local Plan Policies SP24 and SP35 and the National Planning Policy Framework 2018.

- 6 Prior to the first occupation of any dwelling, the existing redundant site access shall be permanently closed and the crossing reinstated as footway to the Highway Authority specification unless other details are first agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with the aims of East Staffordshire Local Plan Policies SP24 and SP35 and the National Planning Policy Framework 2018.

- 7 Prior to the first occupation of any dwellings full details of all proposed tree planting and landscaping, and the proposed times of planting shall be submitted to and agreed in writing by the Local Planning Authority. All planting shall be carried out in accordance with those details and at those times as approved under this condition and any trees and plants (or part thereof) which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless other variation is first agreed in writing with the Local Planning Authority.

Reason: To ensure that suitable tree planting and landscaping is undertaken within a reasonable time scale and to enhance the character and appearance of the development in accordance with East Staffordshire Local Plan Policies SP1, SP24, DP1 and DP8, the Stapenhill Neighbourhood Plan Policy SH3, the East Staffordshire Design Guide and the National Planning Policy Framework 2018.

- 8 Prior to the first occupation of any dwelling, all refuse container types shall be provided within each respective plot. The refuse containers to be provided shall be in accordance with the Council's Environment Section specification.

Reason: To support the principles of sustainable waste management in accordance with the Council's Waste Storage and Collection Guidance for New Developments and the National Planning Policy Framework 2018.

Informatives:

- 1 During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.
- 2 Please note that prior to the access being constructed the developer will require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to "vehicle dropped crossings" which includes a "vehicle dropped crossings information pack" and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford. ST16 2DH or email (nmu@staffordshire.gov.uk) www.staffordshire.gov.uk/transport/staffshighways/licences
- 3 The developer is reminded that adequate measures should be adopted to minimise dust emissions from the site during construction phase so as to not adversely affect nearby properties.
- 4 The developer should be made aware that the additional vehicle tracking plans submitted as part of this application are not relevant to this permission as full details for the internal layout of the scheme would be subject to a later reserved matters application.

This permission is granted by the under signed under powers delegated by the Borough Council in accordance with the provisions of Section 101 of the Local Government Act 1972.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated: 19 October 2018

Signed:



TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- In the case where we refuse planning permission or grant it subject to conditions decision if you want to appeal then you must do so within 6 months of the date of this notice. (Unless the application is for a minor commercial application, please see the criteria for a minor commercial application below). In the case where we refuse planning permission or grant it subject to conditions for a minor commercial application, if you want to appeal against your decision then you must do so within 12 weeks of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



INVESTOR IN PEOPLE

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