



South Staffordshire Council

PLANNING COMMITTEE – 16th March 2021

Requests to Speak:

Application no	Address	Proposal	Speaker
20/00461/FUL	Highgate Farm Crab Lane Bobbington STOURBRIDGE DY7 5BS	The proposal is to reuse a former potato store as a cafe, following partial replacement of the existing building, with an outdoor eating area, dog washing area, children's play area and parking area.	Liz Abbiss on behalf of Applicant
20/00748/FUL	Land West Of Ivetsey Road Wheaton Aston	Erection of 32 no. dwellings with associated parking, new access and adopted road.	Andy Sheldon – Shropshire Homes (Applicant)
20/00967/FUL	Tanglewood 2 Kenderdine Close Bednall STAFFORD ST17 0YS	Alterations and extensions to a two storey dwelling	John Heath on behalf of Applicants – Statement to be read by Annette Roberts
20/00967/FUL	Tanglewood 2 Kenderdine Close Bednall STAFFORD ST17 0YS	Alterations and extensions to a two storey dwelling	Michael Askew on behalf of Stuart Lloyd (objector)
20/01028/FUL	Dunston Business Village Stafford Road Penkridge	Proposed extension to the Dunston Business Village comprising 12 new office cabins, extension to internal access road and car parking and tree and hedge planting	Ian Marsh (objector)
20/01078/FUL	Hilton Cross Business Park Cannock Road Featherstone	Proposed B2/B8 employment development for a 5,760 sq.m unit (1) and a 4,436 sq.m unit (2) on Plot 1 (South) and a 10,498 sq.m unit (3) on Plot 2 (North) with ancillary offices, structures, car parking and landscaping	Jonathan Robinson on behalf of Applicant

Updates on the following applications

20/00967/FUL – 2 Kenderdine Close, Bednall

Right of Light Consulting have made further comments as follows:

I have reviewed the latest design drawing for the scheme prepared by MBD Architecture listed below. I have compared these drawings to the ones listed in section 2.1.1 of our BRE Daylight and Sunlight study dated 4 January 2021.

20L29 p01 Proposed Alternations and Extensions Rev D

I can confirm that the changes shown on the revised drawings will not materially affect the findings of our report. We therefore remain of the opinion that the development design will have a low impact on the light receivable by the neighbouring properties and Right of Light Consulting confirms that the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

20/00748/FUL - Land west of Ivetsey Road, Wheaton Aston

Consultations:

Page 4 Conservation Officer [further comments received 09/03/21] Amended plans have been submitted with regards to the proposed development. Based upon the amended plans, there are no further conservation objections to the principle of the proposals.

The details of the materials have also been proposed. It would be preferred to see an amendment to the proposed materials.

(Officer note – The agreement of an alternative brick could be agreed via discharge of condition 32 which relates to bricks)

Page 5 Historic Environment Officer [comments received 03/03/21] Does not have any additional comments to make to their previous response dated 3/11/20.

Page 5 County Ecologist [comments received 01/03/21] Conditions as per previous response are recommended.

Page 5 County Highways Officer [comments received 05/03/21] Conditions and an informative are required as per previous response.

Page 6 Severn Trent Water [comments received 02/03/21] Before we would consider a connection to the public sewer for surface water discharge we would request that soakaways are investigated. If these are proven to not be feasible on site (with satisfactory evidence) we would consider a connection to the public surface water sewer with flows

restricted to a maximum discharge rate of 5 litres/second. We therefore would ask that the drainage related condition is not discharged at this stage.

Conditions:

Condition 22 to be amended to read:

No **above ground** development shall begin until details (including name and contact details) of the party or parties responsible for ongoing maintenance of the surface water drainage system have been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority.

20/00765/FUL – Holly Bush Inn, Ebstree Road, Trysull

Staffordshire County Council Flood Risk Management position [16/03/2021]

We have no objection to the application at this stage subject to the pre-commencement conditions below being attached to any planning permission, to ensure that the full detailed drainage design is submitted for review and that sufficient measures will be put in place to ensure no increase in flood risk during the construction phase.

We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.

Condition

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 design must demonstrate:

Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).

SuDS design to provide sufficient water quality treatment, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria. Mitigation indices are to exceed pollution indices for all sources of runoff. All SuDS measures are to be demonstrated on the drainage plan.

Limiting the discharge rate generated by all rainfall events up to 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook. Provision of surface water runoff attenuation storage to achieve the limited discharge.

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.

Calculations should demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations, to include as a minimum the 1:1 year, 1:30 year and the 1:100-year plus climate change return periods.

Evidence of infiltration testing in accordance with BRE digest 365 should be provided.

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system. Finished floor levels to be set higher than ground levels to mitigate the risk from exceedance flows.

Provision of an acceptable management and maintenance plan for surface water drainage 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.

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

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Condition

Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.

Reason

To reduce the risk of surface water flooding to the development and surrounding properties during construction.

Officer notes: The pre-commencement conditions have been forwarded to the planning agent and agreed. Conditions to be added as No.17 and No.18.