

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 5

Application ref. 17/00067/DEEM4

Land South of Market Drayton Road, Loggerheads

Following the preparation of the main agenda report further comments of the **Highway Authority** have been received. They no longer have any objections to the proposal and recommend conditions relating to the following:

- Prior approval of full details of the site access including a Stage 2 Safety Audit; amendment to the 30mph speed limit; and details of construction, surface water drainage, street lighting, signing and road markings as deemed necessary.
- Prior approval of details of a 2m wide footway on the site frontage linking from the site boundary across the frontage of the Fire Station through to Kestrel Drive
- Prior approval of the layout of the site; means of surface water drainage from all areas intended to remain in private ownership; and surfacing materials for parking and turning areas intended to remain in private ownership.
- No occupation until a Residential Travel Plan has been approved.
- Construction Method Statement

In addition a Travel Plan monitoring fee of £6,430 is required, to be secured through a S106 obligation.

Your Officer's comments

The conditions as recommended by the Highway Authority are acceptable and appropriate, and in some respects have been anticipated and included within the recommendations. In addition it is considered the provision of a travel plan monitoring fee through a planning obligation accords with the Community Infrastructure Levy Regulations.

On this basis the recommendation that is given to the Committee is amended as follows:

- A) Subject to the applicant entering into a Section 106 obligation by 12th November 2017 securing the following:**
- i. A management agreement for the long-term maintenance of the open space on the site**
 - ii. A contribution of £132,976 (on the basis that the development as built is for the full 65 units and of the type indicated), towards the provision of education places at Madeley High School**
 - iii. Unless an equipped play area is provided on site, a contribution of £5,579 per dwelling to improvements to the Burntwood Play Area; or on other nearby sites, that can be accessed safely and are within an appropriate walking distance, in conjunction with the Parish Council**
 - iv. Provision of 25% of the dwellings on-site as affordable units**
 - v. Travel plan monitoring fee of £6,430**

PERMIT subject to conditions concerning the following matters:

- 1. Standard time limits for submission of applications for approval of reserved matters and commencement of development**

2. Reserved matters submissions
3. Approved plans
4. Development permitted is for 65 dwellings maximum
5. Contaminated land
6. Construction hours
7. Construction management plan addressing environmental and highway safety issues
8. Approval and implementation of design measures to secure appropriate internal and external noise levels
9. Waste storage and collection arrangements
10. Reserved matters submission to include layout specific Arboricultural Impact Assessment
11. Reserved matters submission to include details, on the layout plans, of root protection areas of all trees to be retained.
12. Reserved matters application to be supported by a Stage 2 Road Safety Audit.
13. Reserved matters application to include details of amendment to the 30mph speed limit.
14. Reserved matters application to include details of internal road layout, including details of surface water drainage and surfacing materials.
15. Residential Travel Plan.
16. Full details of a 2m wide footway along the site frontage and extending beyond the site, and footpath to Kestrel Drive, and implementation of the above
17. Details of proposed boundary treatment and alignment of utility operations to ensure that retained trees are not adversely affected.
18. Schedule of works to retained trees which shall include the better quality trees from the mature group identified as T39-T72 if the layout allows.
19. Visibility splays
20. Foul and surface water drainage scheme
21. Any reserved matters application to broadly comply with the Design and Access Statement in respect of the location of the dwellings and open space.
22. Approval and implementation of mitigation measures to avoid an adverse effects on Burntwood Site of Scientific Interest, as recommended by Natural England
23. Recommendations of Phase 1 Habitat Survey to be complied with
24. Archaeological evaluation
25. Dwellings to be 2 storey with 2½ storey dwellings only at key nodes
26. Any other appropriate conditions as recommended by the Highway Authority

B) Should the matters referred to in (i), (ii), (iii), (iv) and (v) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of a play area and adequately maintained public open space, appropriate provision for required education facilities; an appropriate level of affordable housing; and measures to ensure that the development achieves sustainable development outcomes or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

