



# South Staffordshire Council

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## Town and Country Planning Act 1990

## Town and Country Planning (General Development Procedure) Order 1995

### GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application Number: 09/00234/FUL  
Proposed: Residential development of 14 affordable dwellings  
At: Land Off Himley Lane Swindon South Staffordshire

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. Notwithstanding what is shown on the approved plans, details of the facing materials to be used on the wall and roof of the development shall be submitted to the Local Planning Authority for approval. The development shall be carried out in the approved materials.
3. Before the development commences a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority.
4. Prior to the commencement of the development hereby approved, a management plan for the areas of native planting approved under condition 2, shall be submitted to and approved in writing by the Local Planning Authority. The agreed management plan shall be implemented for the duration of the development.
5. Notwithstanding what is shown on the approved plan, before the development commences details of all boundary treatment around and within the site shall be submitted to the Local Planning Authority for approval. The approved boundary treatment shall be built/erected concurrently with the development and shall thereafter be retained in the approved form and position throughout the life of the development.
6. The permission hereby granted does not grant or imply consent for the installation of any means of lighting on the site or the building. Before any development takes place a scheme for the lighting of the building, roadways and parking areas shall be

submitted to the Local Planning Authority for approval and the development shall be carried out in accordance with the approved scheme. Additional lighting or alterations to the approved scheme shall not be carried out other than with the written approval of the Local Planning Authority.

7. The parking and vehicle manoeuvring areas illustrated in the approved plan reference 0826-59A, or any other substitute plan approved in writing by the Local Planning Authority, shall be suitably surfaced, constructed concurrently with the development and thereafter retained throughout the life of the development.
8. No dwelling on plots 12, 13 and 14 shall be occupied until the highways works to the access on the north side of Himley Lane shown on drawing 0826-59A have been completed.
9. Before the proposed development on plots 1 - 11 is brought into use, access to the site on the south side of Himley Lane shall be completed in accordance with the approved drawings unless an alternative is agreed in writing with the Local Planning Authority.
10. The visibility splays shown on the approved plan shall be provided and thereafter retained with nothing placed or planted or allowed to remain forward of the visibility splay which exceeds 0.6 metres in height above the level of the adjacent carriageway.
11. Before the development hereby approved is brought into use the accesses shall be surfaced in a bound material for a distance of 10m from edge of the footway alongside Himley Lane and thereafter maintained for the lifetime of the development.
12. Before the proposed development is brought into use details of surface water drainage to include longitudinal sections illustrating how surface water from the parking and manoeuvring areas and the service road will drain to an acceptable outfall, shall be submitted to and approved in writing by the Local Planning Authority and the approved detail shall be constructed and completed before the development is first brought into use, and thereafter maintained for the duration of the development.
13. Before development commences drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall subsequently be implemented in full accordance with the approved details before the development is completed/occupied.
14. Before development commences details of the finished floor levels of the buildings shall be submitted to the Local Planning Authority for approval. The development shall be carried out to the approved levels.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwellings hereby approved without the prior approval of the Local Planning Authority:
  - a. Schedule 2, Part 1, Class A - enlargement, improvement or other alteration
  - b. Schedule 2, Part 1, Class B - addition or alteration to the roof
  - c. Schedule 2, Part 1, Class C - any other alteration to the roof
  - d. Schedule 2, Part 1, Class D - porches
  - e. Schedule 2, Part 1, Class E - garden buildings, enclosures, pool, oil or gas storage

- container
  - f. Schedule 2, Part 1, Class F - hard surfacing
  - g. Schedule 2, Part 1, Class G - chimney, flue or soil and vent pipe
  - h. Schedule 2, Part 1, Class H - microwave antenna
  - i. Schedule 2, Part 2, Class A - gate, wall, fence or other means of enclosure
  - j. Schedule 2, Part 2, Class B - means of access
  - k. Schedule 2, Part 2, Class C - painting of exterior
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any other subsequent equivalent Order, no windows shall be inserted in the south elevation of plot 3 and the west elevation of plot 14 shown in orange, without the prior written consent of the Local Planning Authority.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The reason for the imposition of these time limits is to comply with the requirements of Section 92 of the Town and Country Planning Act 1990
2. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
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7. In the interest of public and highway safety and convenience and to ensure that adequate parking facilities are available to serve the development and to conform to the requirements of policy TR4 of the adopted Local Plan
8. In the interest of public and highway safety and convenience and to conform to the requirements of policy TR3 of the adopted Local Plan
9. In the interest of public and highway safety and convenience and to conform to the requirements of policy TR3 of the adopted Local Plan
10. In the interest of public and highway safety and convenience and to conform to the requirements of policy TR3 of the adopted Local Plan
11. In the interest of public and highway safety and convenience and to conform to the requirements of policy TR3 of the adopted Local Plan
12. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution, in accordance with policies BE27 and BE28 of the adopted Local Plan and PPS25.
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14. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
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16. To safeguard the visual amenity of the area and the privacy of residents in nearby dwellings in accordance with policy BE26 of the adopted Local Plan.

Signed

Dated: 31 July 2009



Sarah Poxon  
Development Control Manager

The reasons for granting this permission are set out below.

1. This decision notice should be read in conjunction with the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 made between South Staffordshire Housing Association, Mr. Timothy Munday and South Staffordshire Council dated 22<sup>nd</sup> July 2009.
2. In reaching this decision the Local Planning Authority has taken into account the following matters.
  - o A need has been demonstrated for affordable housing provision in the parish of Swindon.
  - o No sites are available within the village envelope.
  - o A site selection process was undertaken which assessed several sites using criteria including the proximity to the village centre facilities, potential for good design and the availability for sale of the land.
  - o How the proposal conforms to national policy in respect of exception sites within the Green Belt described in PPS3 – Housing and PPG2 – Green Belts.
  - o How the proposal conforms with West Midlands Regional Strategy Policies RR1: Rural Renaissance, RR4: Rural Services, CF2: Housing beyond the Major Urban Areas and CF5: Delivering affordable housing and mixed communities.
  - o The siting, scale and make-up of the proposed development in relation to the need and the size of the village.
  - o The impact of the proposal on the highways network.
  - o The detailed layout and design of the proposal in relation to the character of the village core is in accordance with PPS1 and the Council's draft Village Design Guide and Local Plans policies.
  - o Planning issues raised in letters from third parties as a result of public consultation.