



MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 30th MARCH 2021

PRESENT: Councillor M Bailey (Chair), Councillors P Brindley, J Chesworth, C Cooke, R Kingstone, K Norchi, M Oates, P Standen and M Summers

The following officers were in attendance: Manjit Dhillon (Planning Solicitor), Anna Miller (Assistant Director – Growth & Regeneration), Eleanor Overton (Head of Planning), Andrew Brough (Planning Officer), Tracey Pointon (Legal Admin & Democratic Services Manager), Jodie Small (Legal, Democratic and Corporate Support Assistant) and Adam Deakin (Technical Infrastructure Engineer)

Apologies received from: Councillor(s) P Thurgood, M J Greatorex, T Jay and S Pritchard

22 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 2nd March 2021 were approved and signed as a correct record.

(Moved by Councillor P Standen and seconded by Councillor M Oates)

23 DECLARATIONS OF INTEREST

Councillor R Kingstone declared an interest in application 0014/2021 Dunstall Farm ph3 re-plan and will leave the meeting when this application is considered.

Councillor M Oates declared an interest in application 0477/2020 Albert Road and will leave the meeting when this application is considered.

24 APPLICATIONS FOR CONSIDERATION

24.1 Dosthill Primary School Variation

Application number 0012/2021

Development Variation of condition 2 of planning permission 0409/2019: revised drawings and documents

submitted relating to the repositioning of the haul road

Location Dosthill Primary School, High Street, Dosthill, Tamworth B77 1LQ

RESOLVED Approved subject to the conditions outlined below in accordance with the requirements outlined in this report.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from 24.06.2020 the date of the original permission (Ref: 0409/2019). Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall only be carried out in accordance with the application form, the supporting letters/reports and drawing numbers:

SK191129.01 P01
DPS-STL-XX-00-DR-A-X-9000 Rev. P08
DPS-STL-00-ZZ-DR-A-X-0910 Rev. P04
DPS-STL-XX-XX-DR-A-XXXX-X002 Rev. P03
DPS-STL-XX-XX-DR-A-XXXX-X003 Rev. P03
DPS-STL-XX-00-DR-A-XXXX-0920 Rev. P02
Site Location plan (Drawing No. 1901 Rev. C02)
DPS-CAL-00-XX-DR-C-200 Rev. P04
Proposed Haul Road Site Plan (Drawing No. 200 Rev. P08)
Proposed haul road crossover (Drawing No. 201 Rev. P08)
DPS-CAL-00-XX-DR-C-202-P04_S4_Proposed Haul Road
DPS-CAL-00-XX-DR-C-203-P04_S4_Proposed Haul Road
DPS-CAL-00-XX-DR-C-204-P01_S4_Proposed Haul Road

Unless otherwise agreed in writing by the Local Planning Authority.
Reason: To define the approval.

3. The development shall be constructed/finished in accordance with the materials as set out in the 'Dosthill Primary School - External Materials Schedule August 2020' Reason: In the visual interest of the building(s) and the surrounding area.
4. The development shall adhere to the requirements and details as set out within the Construction Management Plan Report No. 'Dosthill B2203-MID-00-DRH-0001, Rev00 12-08-2020, Articulated Lorry Drawing No. 207 Rev P04 and the storage compound and vehicle parking facilities as shown on Drw Nos. DPS-STL-XX-XX-DR-A-XXXX-X002 Rev P03 and X003

Rev P03. Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area and in the interests of residential amenity in accordance with NPPF 2019 and to comply with policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.

5. No development, including demolition, shall commence until the contractor vehicle parking and contractors' compound areas have been provided in accordance with the Section One Drawing (No. DPS -STL-XX-XX-DR-A-XXXX-X002 Rev. P03) and the Section Two Drawing (No. DPS-STL-XX-XX-DR-AXXX-X003 Rev. P03), for the relevant phase. Reason: To ensure that construction traffic does not lead to on-street parking problems in the area in accordance with NPPF 2019 and to comply with policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.
6. The development shall be constructed in accordance with the 'Proposed drainage and external layout' Drawing No. DPS CAL 00XX DR C100 Rev p04 and 010 P02. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution and to comply with policy SU4 of the adopted Tamworth Local Plan 2006-2031.
7. During the periods of demolition and construction, all Heavy Goods Vehicle construction traffic shall use the routeing detailed on the Construction Vehicle Movements Drawing (No. DPS-STL-00-ZZ-DR-AX-0910 Rev. P04) at all times, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that construction traffic does not use unsatisfactory roads in accordance with NPPF 2019 and to comply with policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.
8. The measures to prevent the deposition of deleterious material onto the highway set out on pages 8, 9 and 10 of the revised Construction Management Statement (dated 12/08/2020) shall be adhered to throughout the demolition and construction periods. Reason: To reduce the possibility of deleterious material (mud, stones, etc.) being deposited in the highway and becoming a hazard for road users in accordance with NPPF 2019 and to comply with policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.
9. No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on the Proposed haul road crossover drawing (No. DPS-CAL-00-XX-DR-C-201 Rev. P08) have been implemented in full. Within one month of the completion of the construction phase, the footway and full height kerb shall be reinstated in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure that vehicles entering and leaving the site

may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with paragraph 108 of the NPPF 2019 and to comply with policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.

10. The development shall adhere to the requirements and details as set out within the report ref '0409/2019 – Dosthill Primary Academy Dilapidation Survey for Access Road'. Reason: To protect the visual amenity of the area, and to comply with policies EN4 and EN5 of the adopted Tamworth Local Plan 2006-2031.
11. Within 2 months of the demolition of the three existing timber classroom blocks, the playing field should be reinstated to useable playing field; this includes the removal of the haul road, the site compound area, the spoil area and the temporary fencing. The land on which the temporary haul road was situated will be returned to the state it was in prior to the commencement of works, as evidenced in the report and photographic evidence submitted in condition 10. If any required planting, seeding or turfing which within a period of 5 years from the completion of the development dies, is removed, or becomes seriously damaged or diseased, this shall be replaced in the next planting season with other of a similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: To comply with policies EN3 and SU7 of the adopted Tamworth Local Plan 2006-2031.
12. Prior to occupation of the new classroom block, the five concrete structures as indicated on plan SK191129.01 P01 are to be removed. Reason: To comply with policies EN3 and SU7 of the adopted Tamworth Local Plan 2006-2031.
13. Prior to occupation of the new classroom block, a Community Use Agreement for the school playing field and ancillary facilities will be submitted to, and approved in writing by the Local Planning Authority. Reason: To comply with policies EN3, SU6 and SU7 of the adopted Tamworth Local Plan 2006-2031.

Informative Notes:

1. Tree Protection Order (TPO)

It should be noted that there are Tree Preservation Orders on the site, TPO No.1 2018 and TPO No. 9 2019 which should be maintained in perpetuity unless formal written consent from the Local Planning Authority is gained.

2. Highways

The conditions requiring off-site highway works shall require a Highway Works Agreement with Staffordshire County Council (SCC). The Applicant is requested to contact SCC in order to secure the Agreement. The link below is to the Highway Works Information Pack and an application form for the Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street,

STAFFORD, Staffordshire ST16 2DH (or email to nmu@staffordshire.gov.uk).
 The Applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/transport/staffshighways/Highwayscontrol/highwaysworkagreements.aspx>

3. Waste Storage

If the new classroom block requires new bins, that waste is securely contained in suitable and sufficient containers which cannot be vandalised, kicked over or interfered with and transferred to a suitable licenced person for transport and disposal. Provision must also be made to remove recycling material from their Waste.

(Moved by Councillor P Standen and seconded by Councillor M Summers)

24.2 Woodhouse Lane Variation

Application number	0105/2021
Development	Variation of conditions relating to approved planning permission ref. 0323/2019 - condition 2 (approved plans) and condition 6 (onsite parking provision)
Location	4 and 6 Woodhouse Lane, Amington, TAMWORTH, B77 3AE
RESOLVED	Approved subject to the conditions outlined below in accordance with the requirements outlined in this report.

Conditions / Reasons

1. The development hereby approved shall only be carried out in accordance with the application form, the supporting letter and drawing numbers D11 Revision E, D21, D22, D24, D25, D20, D23, THL-0778-3, THL-0778-2 and D14 Revision A unless otherwise agreed in writing by the Local Planning Authority. Reason: For the avoidance of doubt and to define the approval.
2. The development shall be carried out in strict accordance with the details approved in the (Site and Traffic Management Plan – Issue 1) and associated timetable of works. REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

3. The development shall be carried out in strict accordance with the details approved in the Sustainable Drainage Assessment, Operation and Maintenance Plan (March 2020). REASON: To reduce the risk of surface water flooding and pollution to the development and properties downstream for the lifetime of the development in accordance with Policy SU4 of the Tamworth Local Plan 2006-2031.
4. The development shall be carried out in strict accordance with the details approved in the 71175 Materials Schedule (15/04/2020). Reason: To ensure a satisfactory external appearance to the development in accordance with policy EN5: Design of New Development set out in the Tamworth Local Plan 2006-2031.
5. The development hereby permitted shall not be occupied until such time as the car parking spaces have been laid out and implemented in accordance with the Site Layout Plan (Drawing No. D11 Revision E) thereafter the onsite parking provision shall be so maintained in perpetuity. REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with Paragraph 108 of the National Planning Policy Framework February 2019.
6. No dwelling shall be occupied until the parking spaces approved by the Local Planning Authority have been provided and marked out. Reason: To ensure that adequate provision is made for the parking of vehicles clear of the highway in the interests of highway safety and in accordance policy SU2 and Appendix C of the Tamworth Local Plan 2006-2031.
7. Any vehicular access gates, barriers, bollards, chains or other such obstructions that are erected to the car park should be kept fully open at all times when the site is open to staff, residents or visitors. REASON: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic including pedestrians in the public highway in accordance with Paragraph 32 of the National Planning Policy Framework 2012.
8. No construction site machinery or plant shall be operated, no process shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 08:00 -17:00hrs Monday to Saturday and not at any time on Sundays, Bank or Public Holidays. Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy and in accordance with the provisions of Circular 11/95.
9. The development shall be carried out in strict accordance with the details approved in the Dust Suppression Plan (29/04/2020). Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy

- 10.** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of the setting and visual appearance of the development, and in compliance with policies EN4: Protecting and Enhancing Biodiversity and EN5: Design of New development as set out in the Tamworth Local Plan 2006-2031.

This permission does not grant any other approval other than under Section 57 of the Town and Country Planning Act 1990.

(Moved by Councillor P Standen and seconded by Councillor C Cooke)

24.3 **Former John Lewis redevelopment**

Application number	0501/2020
Development	Subdivision of the existing retail unit to create two units and to allow the sale of food from both units, alterations to the external appearance of the building and the existing car park, provision of a new service yard, and the erection of a restaurant and drive thru facility and associated landscaping works)
Location	Former John Lewis Store, Ventura Park
RESOLVED	Approved subject to the conditions outlined below in accordance with the requirements outlined in this report

Conditions/Reasons:

1. The development shall be started within three years of the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby approved shall only be carried out in accordance with the application form, the supporting letter and drawing numbers: The development hereby permitted shall only be carried out in accordance with the application form, the supporting letter and drawings:

3241/200 – Location Plan

3241/204 Revision B – Proposed Site Plan

3241/205 Revision B – Proposed Floor Plan
3241/206 Revision C – Proposed Elevations
3241/207 – Proposed Coffee Drive Thru* Plans and Elevations
0398/20/B/1 – Landscape Planting Plan

Reason: For the avoidance of doubt and in the interests of achieving sustainable development. To define the permission.

3. 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 and sufficient treatment measures should be in place.
 - 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, 1:100 year and the 1:100-year plus 40% climate change return periods.
 - 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.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants

4. No development shall begin until drainage plans for the disposal of foul water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage and to minimise the risk of pollution.

5. No phase of the development shall take place, including any demolition works, until a Construction Vehicle Management Plan (CVMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:
 - Arrangements for the parking of site operatives and visitors.
 - Loading and unloading of plant and materials.
 - Storage of plant and materials used in constructing the development
 - Construction and delivery hours
 - Measures to remove mud or debris carried onto the highway

Reason: To protect pedestrian and highway safety in accordance with Policy SU2 of the Local Plan

6. The development hereby permitted shall not be brought into use until the parking, turning and servicing areas have been provided in accordance with the details as shown on submitted Drg. 'Proposed Site Plan drawing 3241/204 Rev. B' and the parking bays shall be clearly delineated. The parking, turning and servicing areas shall remain free from obstruction and shall be retained for their intended use thereafter. Reason: To protect pedestrian and highway safety in accordance with Policy SU2 of the Local Plan.
7. The development hereby permitted shall not be brought into use until covered and secure cycle storage for staff and customers are provided in accordance with details first to be submitted to and approved in writing by the Local Planning Authority. These facilities shall subsequently be maintained retained thereafter. Reason: To encourage alternative, more sustainable modes of transport in accordance with Policy SU2 of the Local Plan.
8. Notwithstanding the information provided prior to their incorporation in to the building(s) hereby approved, details and/or samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed using the approved facing materials. Reason: In the visual interest of the building(s) and the surrounding area.
9. The approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner; any plants which within a period of five years (ten years in the case of trees) from the completion of the phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any

variation. Reasons: In the interests of the setting and visual appearance of the development in compliance with policies EN4 and EN5 as set out in the Tamworth Local Plan 2006-2031 and provisions of the NPPF.

- 10.** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification, the coffee shop, restaurant and drive thru hereby approved shall be used only for the specified purpose and for no other purpose whatsoever. Reason: Only the approved use has been considered in establishing whether the proposal would have acceptable impacts in this location, and other uses would require further detailed consideration by the Local Planning Authority.
- 11.** The two retail units hereby approved shall not be subdivided into smaller retail units. Reason: In the interests of preserving the vitality and viability of the Town Centre as there may be more sequentially preferable sites available for smaller units.
- 12.** The coffee shop and restaurant shall remain ancillary to the drive thru element of the proposal and no more than 30% of the total floor area of the building shall be used as a dine-in seating area. Reason: to ensure that there is adequate on-site parking provision, in the interests of highway safety

Informatives

While the site is in an area benefiting from flood defences the impact that a breach or overtopping of the defences should be considered in the design of the development.

We would strongly advise including a finished floor level freeboard and incorporating a flood proof design to the new buildings to make the site resilient should these events happen.

(Moved by Councillor R Kingstone and seconded by Councillor J Chesworth)

24.4 Albert Road

Due to his declared interest in this application, Councillor M Oates left the meeting

Application number	0477/2020
Development	New disability accessible treatment room with covered link (re-submission of 0238/2020)
Location	58 Albert Road, TAMWORTH, B79 7JN
RESOLVED	Approved with delegated authority granted to the Assistant Director Growth and Regeneration to agree the planning conditions and their specific wording

(Moved by Councillor R Kingstone and seconded by Councillor P Brindley)

24.5 **Dunstall Farm ph3 re-plan**

Due to his declared interest in this application, Councillor R Kingstone left the meeting

Councillor M Oates returned to the meeting

Application number	0014/2021
Development	Reserved Matters application for the re-plan of approved planning permission ref. 0433/2019 for Phase 3 layout comprising application for appearance, landscaping, layout and scale for 232 dwellings (a reduction of nine dwellings from previously approved layout).
Location	Land at Dunstall Farm, Dunstall Lane / Ventura Park Road / Meadow Road, Tamworth, Staffordshire, B78 3AX
RESOLVED	Approved subject to the conditions outlined below in accordance with the requirements outlined in this report

Conditions and Reasons

1. The development hereby approved shall only be carried out in accordance with the following drawings and documents including the recommendations and specifications contained therein insofar as they do not prejudice the discharge of conditions attached to the original outline permission 0308/2016 or those below.

Architectural Plans

PL001A – Location Plan

PL010C – Site Layout Plan (Phase 3)

PL011 – Site Layout (highlighting amendments)

PL020 – Materials and Boundary Plan (Phase 3)

PL030 – Tenure Plan (Phase 3)

PL400 – Street Scene (Phase 3)

Design and Access Statement Rev D

Edp4421_r004 Rev A Badger Survey

P17-0864_303 Rev I – Tree and Hedgerow Retention Plan

P17-0864_301 Rev H – Tree and Hedgerow Retention Plan

P17-0864_013D Illustrative Masterplan

P17-0864_014C Phasing Plan

Elevation/Floor Plans

BWA12-PL301 - Kenley Mid
BWA12-PL302 – Kenley End
BWA12-PL303 – Palmerston End
BWA12-PL304 – Ennerdale
BWA12-PL306 – Moresby
BWA12-PL309 – Chester
BWA12-PL310 – Alderney
BWA12-PL311 – Hale
BWA12-PL313 – Ambersham-Maldon
BWA12-PL317 – Lamberton
BWA12-PL320 – T58 &59
BWA12-PL322 - T65
BWA12-PL323 – T67 End
BWA12-PL324 – T67 Mid
BWA12-PL325 – T69
BWA12-PL326 – T74
BWA12-PL329 – Ellerton
BWA12-PL330 – Kennford
BWA12-PL351 – Single Garage
BWA12-PL352 – Double Garage
BWA12-PL353 – Sub Station
BWA25-PL301 – Roseberry
BWA25-PL302 – Roseberry Variant
BWA25-PL303 – Roseberry Mid
BWA25-PL304 – Kingsville
BWA25-PL350 – Bin Store
BWA25-PL351A – Cycle Store
BWA25-PL352A – Cycle Store 2

Technical Detail

3100B – General Arrangement Layout
3101B – General Arrangement Layout
3102B – Drainage Layout
3103B – Drainage Layout
3104B – Kerbing Layout
3105B – Kerbing Layout
3107B – Section 38 Layout
3108B – Section 38 Layout
3113B – Refuse Tracking Layout
3114B – Refuse Tracking Layout
3115A – Pedestrian Visibility
3116A – Pedestrian Visibility
3117A – Private Vehicular Visibility
3118A – Private Vehicular Visibility
3119 – Pedestrian Visibility
3400A – Highway Construction Details
BWA25 PL004K – Phase 3 Garden Compliance

Reason: To define this permission.

2. Before first occupation of each dwelling hereby permitted, appropriate visibility splays in connection with the access serving that dwelling, shall be provided with nothing within those splays higher than 600 mm above the level of the adjacent footway, in accordance with the current standards of the Highway Authority and shall thereafter be so maintained. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
3. Before first occupation of each dwelling hereby permitted, the access serving that dwelling to the rear of the public highway shall be surfaced in a bound and porous material for a minimum distance of five metres back from the highway boundary and shall thereafter be so maintained. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
4. Before the first occupation of each dwelling hereby permitted, a surface water drainage interceptor, connected to a surface water outfall shall be installed across the access of the respective dwelling, immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
5. Secure, covered and safe cycle parking facilities for each dwelling shall be provided prior to the first occupation of that dwelling in accordance with a scheme that has first been submitted to and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
6. Before first occupation of each dwelling hereby permitted, the parking and turning facilities for the benefit of that dwelling, as shown on the Site Plan – the Site Plan Phase 3 Drawing shall be implemented. Thereafter the onsite parking and turning provision shall be so maintained in perpetuity. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
7. Notwithstanding the submitted details, the flood compensation/storage area shall be constructed in accordance with the Brookbanks Flood Risk Assessment dated 01/02/2017. Reason: To reduce the risk of flooding to the proposed development and future occupants.
8. Notwithstanding the submitted details, the finished floor levels shall be set at 600 mm above the 10 year plus 30% climate change event. Reason: To reduce the risk of flooding to the proposed development and future occupants.
9. All planting, seeding or turfing comprised in the approved details of landscaping and boundary treatment approved shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any

trees or plants 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 a similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of the setting and visual appearance of the development, and in accordance with Policy EN5 Tamworth Local Plan 2006-2031.

- 10.** Notwithstanding the provisions of Classes A, B and D of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order). Reason: To ensure adequate amenity space for the proposed dwellings in accordance with Policies EN5 and SU2 of the adopted Tamworth Local Plan 2006-2031.
- 11.** The garages indicated on the approved plans shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority. Reason: In the interests of Highway Safety in accordance with Policies EN5 and SU2 of the Tamworth Local Plan 2006-2031.
- 12.** Notwithstanding the provisions of Class A of Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order), no walls, fences or other means of enclosure shall be erected forward of the principal elevations and side elevations of the dwelling, or boundary walls or fences to those dwelling, except as authorised under the submitted application, without the prior grant of planning permission on an application made in that regard to the Local Planning Authority. Reason: In order to maintain the character of street, public space and adjacent footpath as secured under the plans hereby approved in accordance with Policy EN5 Tamworth Local Plan 2006-2031

(Moved by Councillor M Summers and seconded by Councillor J Chesworth)

Chair