



South Staffordshire Council

Town and Country Planning (Development Management Procedure) (England) Order 2015

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: 16/01069/COU
Proposed: Part change of use of land affiliated with existing public open space to a 30 space public carpark with ancillary entrance barrier
At: Land On The West Side Of Oaken Lanes Codsall 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. The development shall be carried out in accordance with the approved drawings:

002 F
003 A

3. No development shall commence on site until after parking restrictions have been imposed along the roads Chapel Lane and Broadway to the east of the site. The reason given as part of the parking restriction(s) must be because of commuter parking for the train station (as the reason given for the Order imposed on Fairfield Drive / Canford Crescent / Warwick Drive / Codsall Gardens / Flemmyng Close - dated 16/05/16)

Once the Order has been granted and implemented, the applicant shall notify the Local Planning Authority for approval before commencing development.

4. The development hereby approved shall not be commenced until a construction method statement that details how the carpark will be constructed that also includes pollution control methods has been submitted to the satisfaction of the Local Planning Authority.
5. Before the development commences a landscape scheme shall be submitted to the Local Planning Authority for approval, that also includes the provision of barn owl and bat boxes. 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.

6. Before the development commences the existing trees, shrubs and hedges on the site shall be protected by fencing constructed in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations) in positions to be agreed with the Local Planning Authority which shall be retained throughout the development of the site in the approved positions.
7. Before development commences all construction work, drainage runs and other excavations within the protective fencing/root protection areas of the trees shown to be retained on the approved plan shall be agreed by the Local Planning Authority. All work shall be carried out in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations).
8. Before any development commences, details of a no-dig design for the construction of the proposed access and parking area, identified on the approved plan 002 F and located within the Root Protection Area(s) of existing trees to be retained shall be submitted to the Local Planning Authority for consideration and approval. The submission should include a plan, details of the 3 dimensional cellular confinement system to be used and a method statement all in accordance with the recommendations made in BS 5837:2012 (trees in relation to design, demolition and construction - recommendations). If the access/driveway/parking area is the only access into the site and is to be used by future construction/delivery traffic for the development then its construction shall be completed before any other site works are commenced. All subsequent works shall be carried out in accordance with approved details.
9. Prior to commencement of development a mitigation strategy for the protection of bats and shall include a tree inspection / survey and sensitive felling methods, shall be submitted to the approval of the Local Planning Authority.
10. Prior to commencement of development a working method statement for the protection of amphibians and reptiles shall be submitted to the approval of the Local Planning Authority.
11. Prior to the carpark being first brought into use details of a sign that instructs opening hours, penalties for misuse, emergency contact number, etc shall be submitted to the Local Planning Authority for approval.
12. The carpark shall remain closed between 20:00 hours and 05:30 hours on every day of the week including public holidays.
13. The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed.
14. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 6.0m back from the carriageway edge.
15. The development hereby permitted shall not be brought into use until the access drive, parking, servicing and turning areas have been provided in accordance with the approved plans.
16. The development hereby permitted shall not be brought into use until the visibility splays shown on the submitted drawing have been provided. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

17. The permission hereby granted does not grant or imply consent for the installation of any means of lighting on the site. Any lighting of the road/access way and parking area shall be submitted to the Local Planning Authority for approval before installation.
18. No existing trees, shrubs or hedges on the site or its boundaries shall be lopped, topped or cut down without the prior consent of the Local Planning Authority. If any existing trees, shrubs or hedges are cut down or die, they shall be replaced with the same species (unless otherwise agreed with the Local Planning Authority) within the next available planting season and shall be maintained to the satisfaction of the Local Planning Authority.
19. Vegetation removal shall only be conducted outside of the bird breeding season (March-August inclusive) with any removal within this time to be preceded by an ornithological survey.
20. No construction plant or materials shall be sited within 10m of the watercourse.

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 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To protect the openness of the Green Belt in accordance with policy GB1 of the adopted Core Strategy.
4. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
5. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
6. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
7. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
8. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
9. To avoid any adverse impact upon ecology in accordance with policy EQ1 of the adopted Core Strategy.
10. To avoid any adverse impact upon ecology in accordance with policy EQ1 of the adopted Core Strategy.
11. To safeguard the openness of the Green Belt and amenity of the area in accordance with policies GB1 and EQ9 of the adopted Core Strategy.
12. To protect the openness of the Green Belt in accordance with policy GB1 of the adopted Core Strategy.
13. In the interest of highway safety and to comply with Staffordshire County Council

requirement for vehicular access crossings.

14. In the interest of highway safety.
15. In the interest of highway safety.
16. In the interest of highway safety.
17. To protect the amenity of the area in accordance with policies EQ1 and EQ9 of the adopted Core Strategy.
18. To safeguard the amenity of the area in accordance with policies EQ1, EQ11 and EQ12 of the adopted Core Strategy.
19. To avoid any adverse impact upon ecology and for safety and neighbouring amenity in accordance with policies EQ1, EQ9 and CS1 of the adopted Core Strategy.
20. To avoid any adverse impact upon ecology in accordance with policy EQ1 of the adopted Core Strategy.
21. Pro-active Statement

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (2012) the Local Planning Authority has worked with the applicant in a positive and proactive manner to approve the proposed development, which accords with the adopted Core Strategy (2012).

Signed

Dated: 22 March 2017



Andrew Johnson
Director of Planning and Strategic Services