

Planning Committee

Thursday, 4 October 2018
2.00 pm
Oak Room, County Buildings, Stafford

Please note the revised time of the meeting.

NB. Members are requested to ensure that their Laptops/Tablets are fully charged before the meeting

John Tradewell
Director of Strategy, Governance and Change
26 September 2018

Agenda

Part One

PLEASE SEE ATTACHED NOTES (Pages 1 - 2)

1. **Apologies**
2. **Declarations of Interest in Accordance with Standing Order No. 16**
3. **Minutes of the meeting held on 7 June 2018** (Pages 3 - 8)
4. **Annual Safety of Sports Grounds Report** (Pages 9 - 14)
5. **Applications for Permission**
Reports of the Director for Economy, Infrastructure and Skills
 - (a) Combined report Seisdon Quarry (Pages 15 - 28)

S.15/13/627 M NMA1

JPE Holdings Limited's application for non material amendment relating to condition 11 of planning permission SS.15/13/627 M and

SS.15/13/627 M D5

JPE Holdings Limited's submission of details in compliance with condition 33 of planning permission

SS.15/13/627 M relating to a 6 month progress report
(fourth review)

- (b) A50 junction with A522 West of Uttoxeter, near to JCB (Pages 29 - 48)
World Parts Centre - ES.18/04

Application by the Cabinet on behalf of Staffordshire County Council to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission ES.14/11 to delete the A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter.

6. Decisions taken under Delegated Powers (Pages 49 - 62)

7. Exclusion of the public

The Chairman to move:-

“That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 indicated below”.

Part Two

(All reports in this section are exempt)

8. Exempt minutes of the meeting held on 7 June 2018 (Pages 63 - 64)

Membership

David Brookes	Trevor Johnson
Ron Clarke	Alastair Little
Alan Dudson	Kath Perry
Keith James	Kyle Robinson
David Smith (Chairman)	Paul Snape
Ben Adams (Vice-Chairman)	Mike Worthington
John Cooper	Bob Spencer
Julia Jessel	

Planning Committee Agenda Notes

Note 1

The County Council has in place a scheme to allow Public Speaking at meetings, whereby representations may be made direct to the Planning Committee on these items.

The County Council's rules governing this facility are contained in the Protocol on Making Representations Direct to the Planning Committee which can be found on the Staffordshire Web www.staffordshire.gov.uk (click on "Environment" click on the shortcut to the "Planning" click on "Planning Committee" and then click on "Planning Committee – Public Speaking Protocol"). Alternatively, a copy of the Protocol may be obtained by contacting Member and Democratic Services on 01785 276901 or emailing desu@staffordshire.gov.uk

Parties wishing to make oral representations must submit their request to Member and Democratic Services either by emailing desu@staffordshire.gov.uk, or by telephoning 01785 276901 **before 5.00 pm on the Monday preceding the date of the Planning Committee meeting (or the Friday preceding if the Monday is a Bank Holiday).**

Note 2

Staffordshire County Council Policy on Requests for the Deferral of the Determination of Planning Applications

1. The County Council will on receipt of a written request for the deferral of the determination of a planning application prior to its consideration by the Planning Committee accede to that request only where the following criteria are met:-
 - (a) the request is received in writing no later than 12.00 noon on the day before the Committee meeting; and
 - (b) the basis for the deferral request and all supporting information is set out in full (requests for extensions of time to enable the applicant to submit further information in support of the deferral will not be accepted); and
 - (c) the deferral request will not lead to the determination of the application being delayed beyond the next suitable Planning Committee

The only exception will be where the request proposes a significant amendment to the applications. An outline of the nature of the intended amendment and an explanation of the reasons for making it must be submitted with the deferral request. The full details of the amendment must be submitted within 28 days of the request being accepted by the Committee, failing which the Committee reserve the right to determine the application on the basis of the original submission as it stood before the applicant's request was made.

2. Under no circumstances will the County Council accept a second request for deferral of an application.
3. The County Council will not object to applicants formally withdrawing applications before they are determined whether they are applications being considered for the first time or following an accepted deferral request.

Note 3

Policy for Committee Site Visits

1. Committee Site Visits should only take place where:-
 - (a) The visual verbal and written material is insufficient to convey a clear impression of the impacts and affects on the site and its surroundings.
 - (b) Specific impacts/effects such as landscape, visual amenity, highways and proximity to properties need to be inspected because of the site's location, topography and/or relationship with other sites/facilities which cannot be addressed in text form.
 - (c) The proposals raise new or novel issues on site which need to be inspected.
2. Site visits should not be undertaken simply at the request of the applicant, objectors or other interested parties whether expressed in writing or during public speaking.
3. No site should be revisited within a period of two years since the last visit unless there are exceptional circumstances or changes since the last site visit.
4. The arrangement and conduct of all visits should be in accordance with the Committee's Site Visit Protocol, a copy of which can be found on the Staffordshire Web which was referred to earlier.

Minutes of the Planning Committee Meeting held on 7 June 2018

Present: David Smith (Chairman)

Attendance	
Ron Clarke	Alastair Little
Keith James	Kath Perry
Ben Adams (Vice-Chairman)	Kyle Robinson
Julia Jessel	Paul Snape
Trevor Johnson	Mike Worthington

Apologies: David Brookes, Alan Dudson, John Cooper and Bob Spencer

PART ONE

- 1. Apologies**
- 2. Declarations of Interest in Accordance with Standing Order No. 16**

Name of Member	Nature of Association	Minute No./ Application No.
Kath Perry	Personal interest as the local member for the division	Item 4c & 4d
Paul Snape	Personal interest as he is a member of the Planning Committee at Cannock Chase District Council	Item 7

3. Minutes of the meeting held on 2 November 2017

RESOLVED – That the minutes of the meeting held on 2 November 2017 be confirmed and signed by the Chairman.

4. Applications for Permission

- a) Rugeley Quarry, Wolseley Road, Off Stafford Brook Road, Rugeley - CH.16/05/709 M

The Committee received a presentation by the Case Officer on the proposed application not to comply with Conditions 3 and 8 of planning permission CH.00/0577 & S.40018 to revise the phasing of the working and restoration at Rugeley Quarry, Wolseley Road, Rugeley.

County Councillor Mike Sutherland, as the local member for the area, explained that he had visited the site with the Case Officer and local residents and expressed his particular concern about the impact of traffic along Bower Lane. In accordance with the

County Councils scheme for public speaking at meetings, the Committee received representations from Mr Shaun Denny, on behalf of the applicant.

Members expressed their concern with the proposed number of HCV movements using Bower Lane. The Committee were informed that a maximum of 50% movements are permitted to use Bower Lane. Members discussed the proposed total number of vehicle movements at 212 per weekday and 106 movements on Saturdays. In response, the Committee were informed that the quarry normally has between 46 and 95 movements per day.

Mr Little proposed and Mr Snape seconded that the number of HCV movements be restricted to 200 per day. Following a vote, the amendment was not carried.

Following a vote it was:

RESOLVED – (a) - To PERMIT the application for proposed development not to comply with (to vary) Conditions 3 and 87 of Planning permission CH.00/0577 & S.400/18 to revise the phasing of the working and restoration at Rugeley Quarry subject to the conditions as set out in the report.

b) Rugeley Quarry, Wolseley Road, Rugeley, Staffordshire - CH.17/01/709 M

The Committee received a presentation by the Case Officer on the proposed application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements associated with the manufacture of topsoil.

In accordance with the County Councils scheme for public speaking at meetings, the Committee received representations from Mr George Longmuir representing the applicant.

The Committee were informed that there had been objections from the AONB Unit and Brindley Health Parish Council relating to the vehicle movements. It was reported that there had also been six representations received which also raised concerns with the traffic.

Following a vote it was:

RESOLVED – To PERMIT the application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements associated with the manufacture of topsoil at Rugeley Quarry subject to the conditions as set out in the report.

c) Saredon Hill Quarry, Great Saredon Road, Little Saredon - SS.17/10/602 MW

The Committee received a presentation by the Case Officer on the proposed application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details at Saredon Hill Quarry, Great Saredon Road, Little Saredon.

County Council Bernard Williams, as the local member for the area, expressed his concerns on behalf of local residents about the potential effects on groundwater. In accordance with the County Councils scheme for public speaking at meetings, the Committee received representations from Mr Graham Fergus (on behalf of Mr Moody) objecting to the application and from Mr Robert Williams on behalf of the applicant and.

A member raised a concern with the condition of the roads surrounding the quarry and queried if the HCVs were being washed. In response, the Committee were informed that measures to require wheel cleaning and the sheeting of loads are conditions of the planning permission.

The Case Officer tabled an amendment to the recommendations to include the following additional condition:

To require the installation and monitoring of additional boreholes in accordance with an approved Groundwater Monitoring Scheme which shall be submitted within 3 months of date of the permission from the approval of the Mineral Planning Authority. The scheme shall include boreholes to monitor groundwater at the following locations:

- a) Along the southern boundary of the quarry, located east and west of the Bushbury Branch Fault; and
- b) Along the western boundary of the quarry.

Following a vote it was:

RESOLVED – To PERMIT the application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details at Saredon Hill Quarry, Great Saredon Road subject to the conditions as set out in the report together with the addition condition tabled at the meeting.

- d) Saredon Hill Quarry, Great Saredon Road, Little Saredon - SS.17/11/602 MW

The Committee received a presentation by the Case Officer on the proposed application for the variation of condition number 23 (e) of planning permission SS. 16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departure (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18.

County Council Bernard Williams, as the local member for the area, expressed his concerns on behalf of local residents about the effects of early morning traffic.

Following a vote it was:

RESOLVED – To PERMIT the application for a variation of condition number 23 (e) of planning permission SS. 16/10/602 MW to allow additional two concrete mixer lorries to

enter and leave the site outside of normal operation hours, with departure (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18 subject to the conditions as set out in the report.

5. Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan

The Committee were presented with a report to explain the process and timetable to review the Staffordshire and Stoke-on-Trent Joint Waste Local Plan adopted in March 2013.

The Committee were informed that it is intended to provide a further report on the review to the Committee in November 2018.

RESOLVED – That the report be noted.

6. Planning, Policy and Development Control - Annual Performance Report

The Committee considered a report of the Director for Economy, Infrastructure & Skills on the planning development control and planning policy-making performance over the previous twelve months (April 2017 to March 2018).

The Committee were presented with detailed performance against various categories of application and the respective targets. The Committee noted the performance with policy-making; the development control performance against various categories of application and the respective national and local targets; the income from applications and pre-application advice; and, the adjustments made to the Planning, Policy and Development team.

RESOLVED – That the annual performance report be noted

7. Decisions taken under Delegated Powers

The Committee considered the 'county matters' and consultation with Staffordshire County Council dealt with by the Director from Economy, Infrastructure and Skills under delegated powers.

RESOLVED – That the report be noted.

8. Exclusion of the public

RESOLVED – That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 indicated below.

9. Planning Regulation - Performance and Delegated Decisions Report

(Exemption Paragraph 5 & 7)

Chairman

Planning Committee

**Annual Report - Safety of Sports Grounds
April 2017 - March 2018**

Report of the Deputy Chief Executive and Director for Families and Communities

1. Executive Summary

This report informs the Committee of the work of the Safety of Sports Grounds team carried out during the last financial year. It explains the County Council's statutory obligations under the relevant legislation and outlines the activity carried out to ensure that these duties have been met. This Report details the performance of the team and highlights how this work influences the Council's priority outcomes. Finally, it advises the Committee of the future workload planning for the team to ensure that the Council will continue to meet its statutory obligations in this area.

2. Background

Staffordshire County Council is responsible for administering the Safety of Sports Grounds Act 1975, and the Fire Safety and Safety at Sports Grounds Act 1987, in respect of sports grounds in Staffordshire.

This responsibility covers designated grounds which are sports grounds with a capacity of over 10,000 (5,000 for football). They are designated under the 1975 Act and require a safety certificate granted by the local authority. Staffordshire County Council has responsibility for the designated ground at Burton Albion Football Club.

Sports stadiums which are not designated but contain a covered stand with a capacity of over 500 standing or seated spectators require a safety certificate under the Act, granted by the local authority. Staffordshire County Council has responsibility for the following eight regulated stands:

- Staffordshire County Showground – displays / exhibitions.
- Hednesford Hills Raceway – stock car racing.
- Hednesford Town Football Club – football.
- Leek Town Football Club – football.
- Newcastle Stadium – speedway.
- Stafford Rangers Football Club – football.
- Tamworth Football Club – football.
- Uttoxeter Racecourse – horse racing.

The Act places a statutory duty on the Local Authority and the Emergency Services to provide advice and guidance to managers of sports grounds on their responsibility under the Act, and how best to discharge their responsibility.

It is the responsibility of the County Council to form and administer a Safety Advisory Group (SAG) for each stadium. Each SAG is chaired by a member of the County Council and has representatives from the sports club and other partners. The SAG brings key partners (emergency services, emergency planning and other key local authority officers) together to plan and prepare for spectator safety. The involvement of the SAG does not absolve the ground management of the ultimate responsibility for spectator safety. When applying the guidance and recommendations, the principal objective is “to secure reasonable safety at the sports ground when it is in use for the specified activity” (section 2(1) of the Safety of Sports Ground Act 1975).

During May 2011, following a full review of the Safety of Sports Grounds function, the Audit Committee abolished the Safety of Sports Grounds Panel. It was agreed that the Planning Committee should receive an annual report on the work of the Spectator Safety Officer team. This report covers the period for the last financial year.

3. Outcomes

During the year commencing April 2017, all the premises listed above received inspection visits, support or advice to ensure the efficacy of the safety of spectator controls.

The criteria listed below form the basis of the inspections at each site:

- Construction and maintenance of the premise
- Operation and management
- Training and development of safety staff
- Fire safety
- Provision of adequate medical facilities
- Appropriate contingency plans are in place and tested

Issues identified by these inspections have been subsequently addressed, to ensure the safety of all spectators, including those with disabilities, the elderly, families and children.

The attendance of people at these stadia using local businesses and services clearly influences the Council’s priority outcome “*Feel safer, happier and more supported in and by their community.*”

4. Capacity/ Capability

The resources applied to this task were drawn from a designated officer employed within the Trading Standards Investigation Team within Regulatory Services, and the Safety of Sports Grounds work forms part of their overall activity. This enables the resourcing for a specialist area to be managed efficiently.

The designated officer who carried out the inspection work provided comprehensive reports to the Safety Advisory Group and relevant sports

grounds following inspection. Several officers within the trading standards team have been trained to provide support to the designated officers should strategic and tactical emergency meetings become necessary providing contingency and resilience for the statutory service. Additional administrative support has been provided to the designated officer from within the trading standards team to ensure any issues are addressed prioritised by risk associated with each stand.

Support and advice is also available, where required, from the Community Protection Manager who holds the FSOA (Football Safety Officers Association) Certificate in Event and Match Day Safety Management.

The resources committed to this activity during 2017/18 equated to approximately 0.5fte. To ensure there is an appropriate use of resource during 2018 /19 the risk for each regulated stand has been reviewed enabling the highest risk stands to be prioritised for attention.

5. Performance

The statutory duty under the Safety of Sports Grounds Act 1975 requires that every local authority should enforce within their area the provisions of the Act and of regulations made under it, and for that purpose to arrange for the periodical inspection of designated sports grounds. The Act stipulates that “periodical” means at least once in every twelve months. Home Office guidance, which relates to stands with a capacity of less than 2000, recommends inspection once every alternate calendar year.

In 2017/18 the designated ground at Burton Albion received two during event inspections, two non-event inspections and two safety advisory group meetings.

During 2017 / 18, six of the eight regulated stands were inspected, in addition six regulated stands were visited during an event. In line with the risk assessments carried out, some of the inspections were lighter touch than others. The County Showground, one of two stands that didn't receive an inspection, will receive an inspection during 2018/19 in line with the above guidance.

The other regulated stand which didn't receive an inspection during 2017/18 is Newcastle Speedway. The speedway has seen dramatic reductions in spectator attendance, and a consequential reduction in income. The operator has been reluctant to engage with the service, however discussions are taking place with both the operator and certificate holder to ensure a satisfactory level of spectator safety is maintained.

Burton Albion were relegated last season, returning to Division One after two seasons in the championship. Spectator numbers are likely to reduce and as such the risk associated with the ground for the authority is slightly reduced for 2018/19.

The Safety of Sports Grounds team, along with key SAG partners, provides support and guidance to the management of the sports grounds to facilitate on-going crowd safety whilst ensuring that regulation is not over burdensome or restrictive on the growth of the venue. This support and guidance enables the business to progress, develop and on occasion diversify from the intended use of the venue

6. Plans for current year and subsequent years

Following on from the outcome from the Hillsborough Inquests where the jury found errors and omissions in the safety certification and oversight, and that a lack of pre-match and contingency planning contributed to the deaths, it is important that we maintain an appropriate level of resource is allocated to this area of work

The inspection programme during 2017/18 has informed the planning of inspections for the current year and future years which will continue to be risk based.

The highest risk is assessed as Burton Albion Football Club due its size, inspection on both non-event and event days will continue to be a priority.

There have been changes made to the Safety Certificate template produced by the Sports Grounds Safety Authority (SGSA) in recent months, and subsequent changes to ensure counter terrorism, anti-social behaviour and safety of all personnel in the ground including the Club's employees are also addressed. A process of recertifying stadia will be implemented to ensure these changes are reflected.

7. Conclusion

The Safety of Sports Ground team achieved their business objectives; they carried out inspections at all designated grounds and 6 of the 8 regulated stands, gave remedial advice where necessary and ensured that Staffordshire County Council met its statutory obligations in respect of the Safety of Sports Grounds Act 1975, and the Fire Safety and Safety at Sports Grounds Act 1987.

Appendix 1

Equalities implications:

There are no specific equalities implications raised by this report. Safe access and movement within venues, particularly in the event of an emergency for all users is considered as part of the safety team's inspections. The Safety of Spectator inspections take into consideration the safety of all spectators, particularly those with disabilities, the elderly, families and children.

Legal implications:

The Team fulfil responsibilities the County Council has under the Safety of Sports Grounds Act 1975, and the Fire Safety and Safety at Sports Grounds Act 1987, in respect of Sports Grounds in Staffordshire.

Resource and Value for money implications:

The team have initiated a risk-based approach to inspection which will take into account "earned recognition" for those grounds who are reaching the appropriate standards of spectator safety. This will ensure the limited resources available to the team are focussed where they are most needed. Whilst providing support and guidance to the relevant sports clubs, the team are clear that the ultimate responsibility for spectator safety lies with the club. The Team will review the risk assessment for premises with a view to assessing whether the level of prioritisation is appropriate.

Risk implications:

Risk to spectators and others attending venues is a primary consideration during inspections. Responsibility for the spectator's safety always lies with the certificate holder and ground management. The holder and ground management must produce a written statement of safety policy, operations manual and risk assessments (including fire and medical) for spectator safety. These documents must take into consideration the safety of all spectators, including those with disabilities, the elderly, families and children.

Climate Change implications:

The newly implemented risk-based approach to inspections will ensure that only those stadia that require a visit will be visited. This will reduce mileage travelled by staff and improve the carbon foot print of the team, thereby reducing any impact on climate change.

Health Impact Assessment screening:

By improving spectator safety at regulated and designated stadia the health and wellbeing of all spectators, including those with disabilities, the elderly, families and children will be enhanced. The Environmental conditions experienced by spectators at sporting events will be improved

Report authors:

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Local Members' Interest	
Mrs V. Wilson	Kinver

PLANNING COMMITTEE – 4 October 2018

MINERAL COUNTY MATTER:

South Staffordshire District: Application Nos. [SS.15/13/627 M NMA1](#) and [SS.15/13/627 M D5](#)

Date Received: 25 July 2018 and 30 July 2018

Date Revised/ Further Details Received: 13 September 2018 - topographical plan for progress report

JPE Holdings Limited for:

- a) Non-material amendment relating to condition 11 of planning permission [SS.15/13/627 M](#); and,
- b) Submission of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-month progress report (fourth review)

at Seisdon Quarry, Ebstree Road, Seisdon

Background

1. Seisdon Quarry has operated since the late 1940s (originally as three separate quarries) and was acquired by the applicant in 2014. In July 2016, planning permission was granted for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry (ref: [SS.15/13/627 M](#)). An important aim of granting this new permission was to ensure that the site is restored to high environmental standards at the earliest opportunity.
2. The new permission requires that working operations, including the export of mineral and the import of restoration materials, should cease no later than 31 December 2018, with final restoration being achieved by 31 December 2019 in accordance with plans showing the phasing of extraction and restoration works. Condition 33 requires the submission of detailed 6-monthly Progress Reports in order that progress towards the 'cessation date' of 31 December 2018 and the 'final restoration date' of 31 December 2019 can be monitored.
3. This report considers the latest Progress Report, the proposed non-material amendment to the planning permission and whether there is merit to updating the phasing plan as referred to under condition 11 in the light of changes to the timing of restoration works identified in the submitted Progress Report.

Summary of Proposals

The non-material amendment application (ref. [SS.15/13/627 M NMA1](#))

4. Condition 11 of the planning permission SS.15/13/627 M requires that: *The ‘working operations’ and ‘restoration operations’ shall only be carried out in accordance with the phasing shown on the ‘[Planning Statement Appendix A - Outline restoration phases and timings’ plan](#)’ (Dwg No CE-SD0609-DW15b)*. This plan indicates that extraction operations were due to cease by 30 June 2018.

5. Given that mineral extractive operations have continued after 30 June 2018, the applicant seeks to resolve this issue with this application for a “non-material amendment” to the planning permission to take account of the latest approved Progress Report (and phasing plan) by proposing the following changes to condition 11 (the proposed changes are highlighted in **bold**):

*The ‘working operations’ and ‘restoration operations’ shall only be carried out in accordance with the phasing shown on the ‘[Planning Statement Appendix A - Outline restoration phases and timings plan](#)’ (Dwg No CE-SD0609-DW15b) **or as otherwise amended by submissions approved in accordance with Condition 33 (the 6-month Progress Reports).***

The submission of details to discharge condition 33 (the 6-monthly Progress Report (ref. [SS.15/13/627 M D5](#)))

6. This is the fourth Progress Report submitted in accordance with condition 33. The Report describes the restoration progress up to July 2018 and includes the following details:
 - a) A commercially confidential appendix with information about sales of sand and gravel (exports) from the quarry and imports of waste materials used to provide backfill and soil cover providing data to indicate that over the last 6 months sales are significant but within the output limit and that mineral stockpiles as of July 2018 were not sufficient to maintain exports up to the end of 2018;
 - b) An updated ‘Mineral Working and Remediation Plan’ (ref: CE-SD0609-DW26a) showing the areas of the site that are now subject to restoration works and the extent of the site where mineral extraction is continuing. The actual ‘wet extraction’ area is shown larger than originally approved;
 - c) An updated ‘Outline restoration phases and timings plan’ (Dwg No CE-SD0609-DW27a) which indicates that extraction within the lake area (phase 3a) is largely complete and that extraction on the northern slopes around the lake area (phases 3b and 4) will continue up to 31 December 2018 rather than 30 June 2018; and,
 - d) An updated topographical plan based on a survey of the site undertaken on 25 July 2018. This plan shows that levels formed by backfilling with waste within the southern part of the quarry on the former lagoon area, are higher than approved.
7. In terms of assessing the balance of materials required for the restoration, the Progress Report states that *“based on exportation rates from the Site, the surplus material retained on Site for restoration and the current rate of import, no deficit of*

material is currently envisaged that would significantly impinge on the Site's ability to achieve restoration." To overcome constraints encountered with progress over the preceding 6- month period the operator proposes the following measures:

- a) To continue extraction beyond 30 June 2018 north of the main lake to facilitate formation of the restoration gradient. Extraction would maintain mineral production for 2018, which was originally planned to be facilitated by the formation of stockpiles, which has been delayed by weather conditions.
- b) To amend the approved restoration plan to retain the extended lake. This will require an amendment to the defined northern shoreline of the lake and the slopes to the north of the lake.
- c) To regularise and amend the restoration plan to retain / regrade the current restored levels in the southern area of site.

The Applicant's Case

8. According to the applicant, most of the site is non-operational or undergoing restoration and mineral extraction operations are limited to a relatively small area to the north of the main lake.
9. Over extraction / exportation has not occurred. Imports are in line with expectations. However, weather conditions (e.g. waterlogged and frozen ground) have frustrated restoration progress in some areas of the site.
10. A series of pragmatic measures are proposed to overcome these operational constraints and to allow continued restoration of the site, in accordance with the planning permission. The proposed modifications to the approved restoration plan will generally be in line with the principle and design of the approved scheme but would regularise the landform in line with the current restoration levels on the site and minimise the need to regrade, excavate and re-engineer areas that have already been restored.

Relevant Planning History

11. The relevant planning history is as follows:
 - a) [SS.15/13/627 M](#) dated 28 July 2016 to consolidate the previous planning permissions for Seisdon Quarry, allowing for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry by 31 December 2018. The planning permission is subject a Section 106 legal agreement dated 28 July 2016. Schedule 5 to the agreement sets out planning obligations for the review of the Seisdon restoration and aftercare scheme.
 - b) [SS.15/13/627 M D1](#) dated 5 June 2017 for approval of details in compliance with conditions 17 (Wheel Wash), 19 (Noise Monitoring), 20 (Dust Monitoring), 26 (Invasive Species Method Statement), 27, 28, 29 (Ecology Method Statement) and 32 (Restoration and Aftercare Scheme) related to planning permission SS.15/13/627 M.

- c) [SS.15/13/627 M D2](#) dated 31 March 2017 for approval of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (first review).
- d) [SS.15/13/627 M D3](#) dated 28 September 2017 for approval of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (second review).
- e) [SS.15/13/627 M D4](#) dated 6 April 2018 for approval of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (third review).

Findings of Consultations

Internal

- 12. The Environment Advice Team (EAT) – With regard to the Progress Report, EAT agree with the recommendation of the Progress Report for the submission of a revised restoration and aftercare scheme which should address: the restored levels in the southern part of the quarry; the need for a revised programme of seeding and planting; the reinstatement of the northern slopes around the lake area; and, compensation for any reduction in areas of species rich grassland.
- 13. The Planning Regulation Team (PRT) – After receiving legal advice, the PRT advised the applicant that the continued extraction of mineral after 30 June 2018 was in breach of planning condition 11 and that formal action would be considered. [Note: The application for the non-material amendment was submitted to seek to remedy this breach.] The PRT advised that they have carried out 8 formal site monitoring visits and made additional visits to investigate alleged complaints. Recent complaints relate to concerns about the continued mineral extraction after 30 June 2018 and the implications for lorry movements through Seisdon village; excessive lorry movements; size of lorries; mud on the road; and, the deposit of unauthorised wastes within the quarry. All complaints have been investigated (some of these investigations are ongoing) and no formal enforcement action has been taken. The PRT also attend liaison committee meetings arranged by the site operator with representatives of the local community at which ongoing issues associated with the quarry are discussed. Since the implementation of the current permission, 5 liaison meetings have been held and the most recent meeting on 2 August 2018 considered the latest Progress Report.

District/ Parish Council

- 14. South Staffordshire Council – no comments in relation to the Progress Report or the non-material amendment application.
- 15. Trysull & Seisdon Parish Council – object. The Parish Council question the need to continue extraction beyond 30 June 2018 and on behalf of residents in Seisdon, raise issues about continued HGV movements associated with the quarry through the village. It is suggested that lorries should exit and enter the quarry in a northerly direction towards Lower Penn. The Parish Council also strongly objects to the proposed amendment to condition 11.

Publicity and Representations

16. No publicity is required by the relevant regulations in respect of the application for the non-material amendment or submission of details but the Planning Regulation Officer informed members of the liaison committee of the application and submission.
17. County Councillor Wilson, the Local Member, has facilitated local residents in raising their concerns and 11 representations have been received as well as 2 written enquiries about site operations. The representations are summarised below:
 - Mineral excavation should not be allowed to carry on beyond the permitted deadline so that lorries cannot carry on using local roads;
 - The size and frequency of lorries cannot be endured any longer;
 - There has been damage to the public highway caused by lorries particularly the highway verges;
 - Noise and pollution is caused by lorries; and
 - There are highway safety concerns caused by the passage of large speeding lorries.

The development plan policies and proposals, and the other material considerations, relevant to this decision

18. Refer to [Appendix 1](#) for the development plan policies and other material considerations relevant to this decision.

Observations

19. This report considers: an application for a non-material amendment relating to condition 11 of planning permission SS.15/13/627 M; and, a submission of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (the fourth review) at Seisdon Quarry, Ebstree Road, Seisdon.
20. Having given careful consideration to the application, submission and supporting information, including the information subsequently received, the consultation responses and the representations received the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:
 - Should the non-material amendment application be approved?
 - Should the latest Progress Report be approved??

Should the non-material amendment application be approved?

21. As described earlier, the Local Member (County Councillor Mrs Wilson), the Parish Council and local residents have expressed concerns about the continued export of mineral beyond 30 June 2018. The Planning Regulation Officer has advised the operator to remedy this breach of condition 11. This resulted in the application for a

non-material amendment to condition 11 to accommodate any changes referred to in the Progress Reports required by condition 33.

22. [Planning Practice Guidance](#) advises that there is no statutory definition of a non-material amendment because it will be dependent on the context of the overall scheme (an amendment that is non-material in one context may be material in another). In particular, regard to the effect of the proposed change, together with any previous changes made under section 96A of Town and Country Planning Act 1990, on the planning permission as originally granted should be considered.
23. There are no other non-material amendments applicable to planning permission SS.15/13/627 M to consider. It is important, therefore, to consider the proposed changes recommended in the Progress Reports (notably the proposed continuation of mineral extraction after 30 June 2018) taking account of the ‘cessation date’ and ‘final restoration date’ in condition 3; as well details shown on the approved working scheme drawing, the restoration concept plan and the approved detailed restoration and aftercare scheme.
24. Condition 11 requires that operations are carried out in accordance with phasing details shown on the ‘Outline restoration phases and timings plan’ and the reason for the condition is as follows:

“To define the phasing of working and restoration in accordance with the approved ‘Restoration phasing plan and timescales’ and to assist with the effective monitoring of the planning permission, to ensure the orderly operation of the Site in this Green Belt location and to protect the environment and amenity of local residents in accordance with: the Minerals Local Plan for Staffordshire (policies 4 and 6); the Staffordshire and Stoke-on-Trent Waste Local Plan (policies 1.1, 1.6, 4.1 and 4.2); the South Staffordshire Core Strategy (policies GB1, EQ1, EQ4 and EQ9); the National Planning Policy Framework (sections 7, 9, 11 and 13); and, the National Planning Policy for Waste (paragraph 7 and Appendix B); Planning Practice Guidance (Minerals – restoration and aftercare of minerals sites) (Also to update Condition 3 of planning permission ref. SS.08/08/627 M).”
25. Condition 33 requires the submission of 6 monthly Progress Reports to ensure that progress of the ‘working operations’ and ‘restoration operations’ can be monitored. The reports include revised plans outlining progress and amendments to the timing of operations to achieve restoration in accordance with the requirements of Condition 3 of the planning permission. As such, the details shown on the approved plan referenced under condition 11 are superseded by details included in the Progress Reports approved by the Mineral Planning Authority pursuant to the requirements under Condition 33.
26. *Conclusion:* Having regard to the policies, guidance, comments from consultees and representations received, all referred to above, it is reasonable to conclude that the amendment to condition 11 is acceptable as it would clarify the purpose of the Progress Reviews without materially changing the planning permission. In this context, any changes proposed in Progress Reports would only be acceptable if they do not propose material changes to the planning permission. The proposed amendment to condition 11 has been modified in the recommendation below for the sake of consistency with the wording of similar conditions used by the County Council.

Should the latest Progress Report be approved?

27. Condition 33 requires that the Progress Report shall take account of the 'cessation date' and 'final restoration date' (refer to condition 3); as well details shown on the approved working scheme drawing, the restoration concept plan and the approved detailed restoration and aftercare scheme to ensure that progress of the 'working operations' and 'restoration operations' can be monitored. This requirement for review is reinforced under Schedule 5 of the Section 106 legal agreement, which also requires the site operator to consult the Quarry's Liaison Committee on the findings of the Progress Reports.
28. Three Progress Reports have already been approved by the Mineral Planning Authority and although changes have been made to the timings of restoration works, there has been no indication that restoration would be delayed. It is noted that condition 34 of the permission required a 'Revised Working, Restoration and Aftercare Scheme' to be submitted by 28 February 2018, if the previous (third) Progress Report indicated that the rate of import of restoration material was not sufficient to achieve the dates for restoration as defined under condition 3. It was determined by the Mineral Planning Authority that a revised scheme was not required (ref: [SS.15/13/627 M D4](#)).
29. With regard to the fourth and latest Progress Report, three measures have been proposed by the site operator to overcome the poor weather conditions encountered during the period from January 2018 to July 2018 referred to earlier. Contrary to the approved working scheme, the latest Progress Report proposes that mineral extraction continues after 30 June 2018 (up to the end of 2018) which was stated as the cessation date for extractive operations. Originally as indicated in the report presented to Planning Committee in February 2016, it was proposed that mineral would have been extracted at a rate so that mineral stockpiles would be formed by the end of June 2018 sufficient to maintain exports of mineral to the end of 2018. This has not been achieved and it is evident that mineral extraction is continuing and being exported from the quarry rather than being used to build up a stockpile.
30. This is a key issue as highlighted by the representations received from the Parish Council and residents. The concern is that the deadline defined under condition 3 for the cessation of exports and imports of materials is not extended by the need to remove additional sand and gravel.
31. It is evident in the Progress Report (and as noted under paragraph 7 above) the balance of restoration materials available on site should be sufficient to achieve a satisfactory restoration of the site without the need to export or import materials after 31 December 2018. It is considered, therefore, that the proposed extension of time for mineral extraction is acceptable in terms of progressing restoration; and does not materially change the aims of the permission to complete the exports of sand and gravel by the end of the year and to achieve the final restoration landform and placement of soils by 31 December 2019.
32. The operator has identified aspects of restoration progress that need to be addressed by amending the approved restoration and aftercare scheme. These include the following works:

- reinstating the extended northern lake shore and associated slopes within phase 3b;
 - grading / retaining the higher levels of backfill used to restore the former lagoon area in the southern part of the site (phase 1a); and,
 - revising the timing of approved seeding and planting programmes.
33. It is not anticipated that these amendments would materially change the approved restoration scheme e.g. they would not result in a shortfall of restoration material requiring more time during which to import materials to achieve the final restoration landform by 31 December 2019.
34. *Conclusion:* Having regard to the policies, guidance, comments from consultees and representation received, all referred to above, it is reasonable to conclude that the information submitted accords with the requirements of condition 33 of the permission and should be approved. It is recommended, however, that the operator be advised that:
- a) any mineral or mineral stockpiles remaining at the end of 2018 should be retained on site for use in the restoration of the quarry;
 - b) any amendments to the approved Restoration and Aftercare Scheme to address the matters described in paragraph 32 above should be submitted within 3 months to avoid delays in the restoration of the site by 31 December 2019; and,
 - c) Any changes to the approved Restoration and Aftercare Scheme will not be looked on favorably if they would prolong mineral extraction or the restoration of the site as such changes would be contrary to: condition 3 of the planning permission; the purpose of the progress reports (condition 33); and, the undertaking in the Section 106 legal agreement; which were all imposed to ensure that the restoration of the site is achieved within the permitted timescale.

Overall Conclusion

35. Overall, as an exercise of judgement, taking the relevant development plan policies as a whole and having given consideration to application, the submission, the supporting information, the consultation responses, the representations and the other material considerations, all referred to above, it is reasonable to conclude that the application for a non-material amendment to condition 11 and the submitted Progress Report to discharge condition 33, be approved.

RECOMMENDATION

1. **TO APPROVE** the application for a non-material amendment to condition 11 (ref. [SS.15/13/627 M NMA1](#)) to amend the condition to read as follows (the changes being highlighted in **bold**):

The 'working operations' and 'restoration operations' shall be carried out in accordance with the phasing shown on the 'Planning Statement Appendix A - Outline restoration phases and timings plan' (Dwg No CE-SD0609-DW15b) **unless otherwise approved in writing by the Mineral Planning Authority in**

connection with the latest approved Progress Report submitted in accordance with Condition 33.

2. **TO APPROVE** the Progress Report submitted in accordance with condition 33 (the fourth progress report) [ref: [SS.15/13/627 M D5](#)] namely:
 - 6 Month Progress Review for the period up to 28 July 2018 (ref: CE-SD0609-R13-Final)
 - Appendix R2 – topographical Plan – July 2018

3. **TO ADVISE** the site operator that:
 - a) any mineral or mineral stockpiles remaining at the end of 2018 should be retained on site for use in the restoration of the quarry;

 - b) any amendments to the approved Restoration and Aftercare Scheme to address the matters described in paragraph 32 above should be submitted within 3 months to avoid delays in the restoration of the site by 31 December 2019; and,

 - c) Any changes to the approved Restoration and Aftercare Scheme will not be looked on favorably if they would prolong mineral extraction or the restoration of the site as such changes would be contrary to: condition 3 of the planning permission; the purpose of the progress reports (condition 33); and, the undertaking in the Section 106 legal agreement; which were all imposed to ensure that the restoration of the site is achieved within the permitted timescale.

Case Officer: Matthew Griffin - Tel: (01785) 277275
email: mat.griffin@staffordshire.gov.uk

A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).

The development plan policies and proposals, and the other material considerations, relevant to this decision

The relevant development plan policies

The [Staffordshire and Stoke on Trent Joint Waste Local Plan](#) 2010 to 2026 (adopted 22 March 2013):

- Policy 1: Waste as a resource
 - Policy 1.1 General principles
 - Policy 1.3 Construction, demolition and excavation waste
 - Policy 1.6 Landfill or landraise
- Policy 4: Sustainable design and protection and improvement of environmental quality
 - Policy 4.1 Sustainable design
 - Policy 4.2 Protection of environmental quality

[Staffordshire and Stoke on Trent Minerals Local Plan](#) (2015 - 2030) (adopted 16 February 2017):

- Policy 1: Provision for Sand and Gravel
- Policy 4: Minimising the impact of mineral development
- Policy 6: Restoration of Mineral Sites

[The South Staffordshire Local Plan](#) (adopted 11 December 2012):

- Core Policy 1: The Spatial Strategy
 - Policy GB1: Development in the Green Belt
- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment
 - Policy EQ1: Protecting, Expanding and Enhancing Natural Assets
 - Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
- Core Policy 3: Sustainable Development and Climate Change
 - Policy EQ9: Protecting Residential Amenity
- Core Policy 4: Promoting High Quality Design
 - Policy EQ11: Wider Design Considerations
 - Policy EQ12: Landscaping

The other material planning considerations

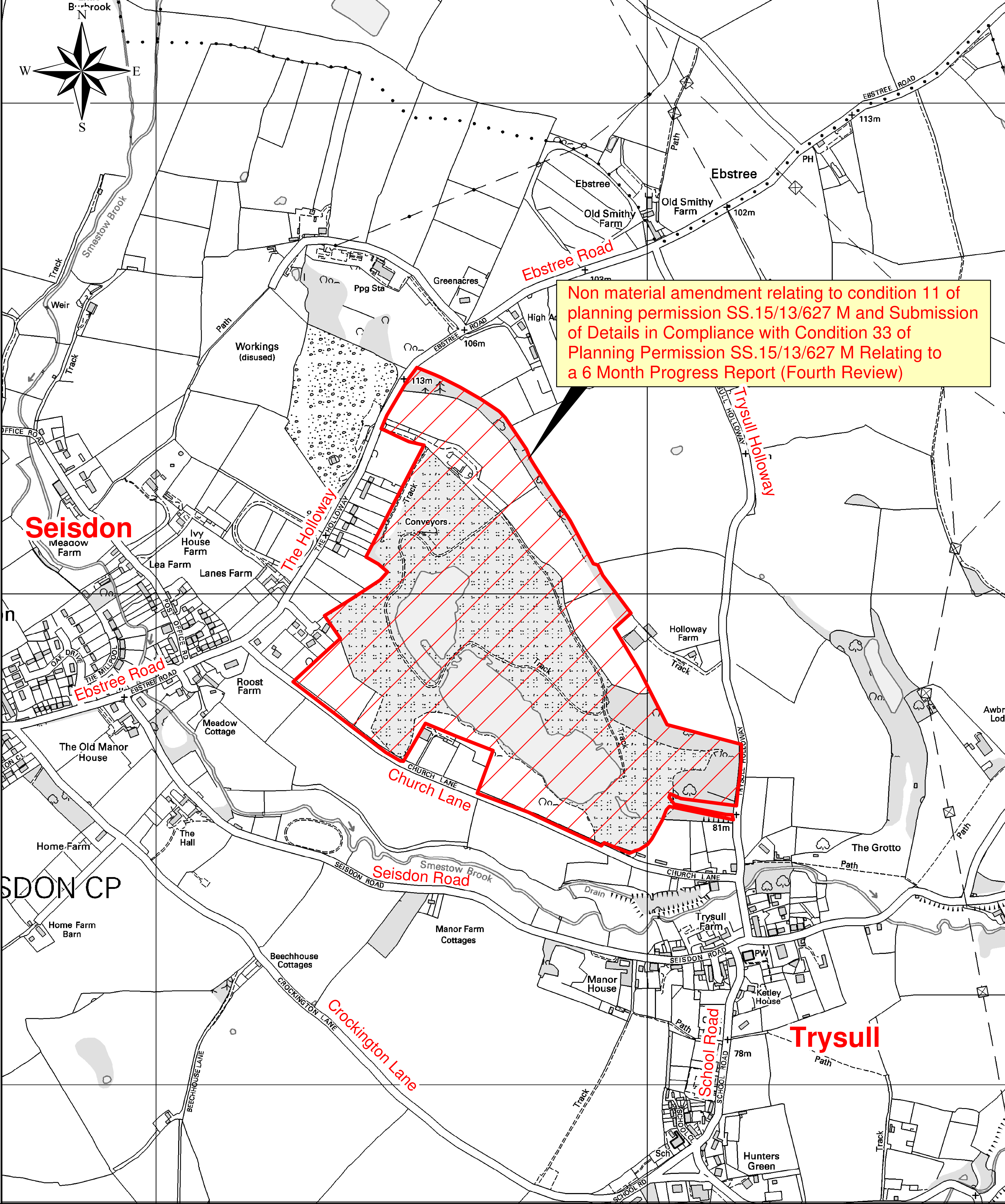
- [National Planning Policy Framework – updated 24 July 2018](#) (NPPF):
 - Section 2: Achieving sustainable development

- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment;
- Section 17: Facilitating the sustainable use of minerals

- [Planning Practice Guidance](#)
 - [Minerals](#)
 - [Natural environment](#)

- [National Planning Policy for Waste](#) (published on 16 October 2014) and accompanying [Planning Practice Guidance on Waste](#).

[Back to paragraph 18 in the Report](#)



Non material amendment relating to condition 11 of planning permission SS.15/13/627 M and Submission of Details in Compliance with Condition 33 of Planning Permission SS.15/13/627 M Relating to a 6 Month Progress Report (Fourth Review)

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Staffordshire
County Council

Planning, Policy & Development Control,
 Staffordshire County Council,
 No.1 Staffordshire Place,
 Stafford, ST16 2LP.
 Telephone 0300 111 8000

JPE Holdings Limited - Non material amendment relating to condition 11 of planning permission SS.15/13/627 M and Submission of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6 month progress report (fourth review), Seisdon Quarry, Ebstree Road, Seisdon.

Date : 10/09/18

O. S. Grid Ref : SO.847 949

Scale at A4 : 1/10000

File: SS.15/13/627 M NMA1 & SS.15/13/627 M D5

Local Members' Interest	
Mr. P.E. Atkins OBE	Uttoxeter Rural
Mr. D. Brookes	Uttoxeter Town

PLANNING COMMITTEE – 4 October 2018

COUNTY DEVELOPMENT

East Staffordshire Borough: Application No. [ES.18/04](#)

Date Received: 11 June 2018

Further Details Received: 9 July 2018 - response to objections from Parish Council; 18 July 2018 - revised landscaping plan

The Cabinet, Staffordshire County Council: Application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission [ES.14/11](#) to delete A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter near to JCB World Parts Centre.

Background/Introduction

1. Planning permission was granted on 14 November 2014 for the construction of a new grade separated junction on the A50 (T), including associated link roads to the A522, demolition of an overbridge, and landscaping (known as Project A) (ref. [ES.14/11](#)) [hereafter referred to as the 'the A50 Scheme']. The construction of the new grade separated junction on the A50 commenced in February 2016 (ref. [ES.14/11 D3](#)).
2. The 'A50 Scheme' includes a number of elements which were detailed in the Environmental Statement accompanying the planning application and covered in the [Planning Committee report dated 6 November 2014](#).
3. Project A forms a part of an overall project referred to as the 'A50 Growth Corridor' which involves highway improvements to the A50 between Blythe Bridge and Doveridge Bypass. No proposals have been submitted for improvements to the A50(T) junction with the B5030 Ashbourne Road / A518 Derby Road (known as Project B). Highways England have appointed consultants to carry out a completely new Options Appraisal and Costing for Project B and currently there is no preferred design for Project B.

The Site and Surroundings

4. The A50 Trunk Road (A50(T)) is located to the north of the town of Uttoxeter within Staffordshire, and within the administrative area of East Staffordshire Borough Council (shown on Plan 1). The A50(T) is predominantly dual-carriageway and provides a strategic link between the East and West Midlands between the M6 motorway in Staffordshire (via the A500) and the M1 in Leicestershire, serving both strategic and local purposes.

5. The River Tean is approximately 75 metres from the site boundary, with further agricultural land beyond and the village of Stramshall being some 700 metres from the site boundary. To the north west of the site between the A50(T) and A522 is the JCB World Parts Centre and Heavy Products building. South of the A50(T) and west of the site is Parks Farm, along with the Parks Inn Restaurant and suburban residential properties including those along New Road, Tunncliffe Way and Davies Drive. Immediately to the east of the site on New Road are further residential properties and a petrol filling station (Shell).

Summary of Proposals

6. The 'A50 Scheme' included a third lane both westbound and eastbound linking to improvement works associated with Project B as part of the overall A50 Uttoxeter Growth Corridor Project.
7. This application relates to the amendments to the junction of the A50 with the A522 (the approved documents specified in *Condition 1*). It is proposed not to construct a lane of the slip road to the A522 on the westbound and on the eastbound carriageway (the areas shown in purple on Plan 2). This would reduce the scope of works over approximately 450 metres eastbound and 350 metres westbound.
8. In addition, the following consequential amendments to the 'A50 Scheme' have been submitted:
 - A revised surface Water Drainage Scheme (*Condition 5*). [A scheme was previously approved on 16 June 2016 (ref. [ES.14/11 D1](#))].
 - Revised street lighting details (*Condition 13*). The revised details including additional lighting columns adjacent to the Shell Petrol Station and along the slip road access.
 - Landscaping details (a Landscaping and Ecological Management Plan / "LEMP") (*Condition 11*).

Access to the Shell Petrol Station (Permitted development)

9. The 'A50 Scheme' removed the access to Shell Petrol Station from the A50 and the access would have been from the A522. Access from the A50 is now to be retained and upgraded to comply with the Design Manual for Roads and Bridges Standards. These works would be carried out as 'Permitted Development' in accordance with [Schedule 2, Part 9, Class B of the General Permitted Development Order 2015](#) ('*development by the Secretary of State ... under the Highways Act 1980*'). The applicant has confirmed that access from the A522 only would have resulted in operational issues associated with the HGV manoeuvring.

The Applicant's Case

10. The applicant has indicated that the original Growth Corridor design included future proofing for potential traffic growth and a third lane gain eastbound and westbound, to the east of Project A into planned Project B (east of Uttoxeter).
11. The applicant has confirmed that an Options Appraisal and Costing for Project B has

been undertaken on behalf of the Highways England and there is currently no preferred design for Project B, therefore, there are no definite plans to utilise the proposed third lanes.

12. The applicant contends that the proposal would reduce the likelihood of potentially abortive and/or unrequired work considering the unknown status of Project B.
13. The applicant submitted additional information to address concerns raised by Uttoxeter Rural Parish Council and Uttoxeter Town Parish Council (see Parish Council responses below):
 - a) The 'A50/B5030/A518 McDonalds' roundabout is outside of the scope of Project A;
 - b) There is currently no preferred design for Project B; therefore, there are no definite plans to utilise the original third lanes contained within Project A at this time;
 - c) If the third lanes were constructed, this would create a hard shoulder delineated by lining and road studs;
 - d) The independent Road Safety Audit submitted with the application has highlighted that motorists may mistakenly use this as a carriageway until a potential Project B scheme was underway;
 - e) There is no capacity gain in constructing the third lanes at this stage;
 - f) If the third lanes were constructed this could create safety issues and would be a maintenance liability;
 - g) Traffic flows have been modelled and developments such as Alton Towers, the St Modwen development, and new JCB factory taken into consideration; and,
 - h) The third lanes can still be constructed as part of a potential future Project B if still deemed necessary.

Relevant Planning History

14. The relevant planning history is as follows:
 - a) [ES.14/11](#) (dated 14 November 2014) - planning permission for the construction of a new grade separated junction on the A50 (T), including associated link roads to the A522, demolition of an overbridge, and landscaping. The new junction comprises two roundabouts and a connecting bridge over the A50(T). The southern roundabout at the junction linked back to the A522 New Road at Uttoxeter and linked with a new roundabout to the realigned and extended A522 New Road to serve housing and business developments. Slip roads and roundabout from the A50 westbound carriageway to the A522 (New Road) would be closed.

- b) [ES.14/11 D1](#) (approved 16 June 2016) - details in compliance with conditions 5 and 6 of planning permission ES.14/11 relating to drainage and contaminated land;
- c) [ES.14/11 D3](#) (approved 2 September 2016) - details in compliance with condition 2(a) and 3 b, c, h, i (part), k, m-o, s and t of planning permission ES.14/11 relating to Construction Environmental Management Plan;
- d) [ES.14/11 D4](#) (approved 2 September 2016) - details in compliance with conditions 3a, d, e, j, l, p, q, r and u of planning permission ES.14/11 relating to the environmental management of the site preparation and construction operations;
- e) [ES.14/11 D5](#) (approved 16 November 2016) - details in compliance with condition(s) 3f and 3g of planning permission ES.14/11 relating to Traffic Management Plan.
- f) [ES.16/04](#) (approved 6 April 2016) - Request to confirm that proposed accommodation works in connection with new grade separated junction on A50 (T) are Permitted Development.

Environmental Impact Assessment (EIA)

15. **Screening Opinion:** YES **Environmental Statement:** NO
(Screening Opinion ref. [SCE.248/ES.18/04](#) dated 26 July 2018).

Findings of Consultations

Internal

- 16. The County Council's Transport Development Control Team (on behalf of the Local Highway Authority for County roads) has no objection and have recommended an informative indicating a further safety audit should be undertaken for the amended access into the Shell Petrol Filling Station.
- 17. The County Council's Environment Advice Team has no concerns following the submission of revisions to the LEMP.
- 18. The County Council's Flood Risk Management Team has no concerns.
- 19. The County Council's Noise Engineer has commented that the change in noise from removing traffic from the third land would be negligible.

External

- 20. Highways England has no objection and has confirmed that the scheme has been agreed in collaboration with the County Council.
- 21. Natural England has no comments.
- 22. English Heritage made no comments.

23. The Canal and River Trust made no comments.
24. The Environment Agency has– no objection.
25. Ramblers Association – no response.
26. Severn Trent Water Ltd – no response.
27. National Grid – no response.
28. East Staffordshire Borough Council (Environmental Health) – no response.

District/Parish Council

29. East Staffordshire Borough Council no comments
30. Uttoxeter Rural Parish Council objected for the following reasons:
 - the third lanes and the alterations to the McDonalds Roundabout should go ahead (Project B);
 - this section of the road alteration is vital due to the volume of traffic from JCB and Alton Towers;
 - when traffic becomes slow on the approach to the McDonalds roundabout, drivers use the lanes of the Parish as a cut through, which greatly affects the residents and narrow lanes, and;
 - the new JCB factory would greatly exaggerate this problem.
31. In response to the additional information submitted by the applicant, the Rural Parish Council have stated the following:
 - at peak evening times 5pm when JCB finish with the existing roads Stramshall is a rat run;
 - when the new factory opens (400 jobs/cars) this would increase the problem;
 - the proposed entry onto the A50 to go east will get blocked up, and;
 - the third lane flowing east is essential.
32. Uttoxeter Town Council has objected for the following reasons:
 - Project B Scheme is again under review and costs are a significant issue. It is unclear when or in what format the Project B scheme will be taken forward;
 - the safety concerns expressed by the traffic safety expert are relatively minor and could be addressed in the design of the project;
 - it would be a retrograde step to delete the extra lane from the project, as they will prove necessary in the future as traffic increases;

- the Parish Council object to the deletion of the additional lanes from the plans as they would need to be constructed eventually at great additional cost and traffic disruption as part of Project B.

33. The Town Parish Council 'noted' the additional information submitted by the applicant.

Publicity and Representations

34. Site notice: YES Press notice: YES

35. 82 neighbour notification letters were sent out and no representations have been received.

The development plan policies and proposals, and the other material planning considerations, relevant to the previous decision and this decision

36. Refer to [Appendix 1](#) for the development plan policies and proposals, and the other material planning considerations, relevant to the previous decision and this decision.

Observations

37. This is an application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission ES.14/11 to delete the A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter near to JCB World Parts Centre.

38. Having given careful consideration to the application and supporting information, including the information subsequently received, and the consultation responses received the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:

- Any material changes to the site, its surroundings, or in terms of the planning policy considerations;
- The proposed changes to the road scheme;
- Environment and amenity considerations; and,
- The need to review and update the planning conditions

Any material changes to the site, its surroundings, or in terms of the planning policy considerations

39. When planning permission was granted for the construction of a new grade separated junction on the A50 (T), including associated link roads to the A522, demolition of an overbridge, and landscaping, it was concluded that:

'..... the proposals accord with the relevant development plan policies in the adopted Local Plan. Therefore the proposals do not constitute a departure from the development plan. They also accord with the National Planning Policy Framework and the emerging policies in the replacement Plan, which is now at

an advanced stage' [paragraph 73 of the 6 November 2014 Planning Committee report].

40. The construction of the new grade separated junction on the A50 has commenced.
41. The relevant changes to the Development Plan and other material planning policy considerations are discussed below.
42. In July 2018, the [National Planning Policy Framework](#) (NPPF) was updated.
43. Section 9 of the NPPF confirms that transport issues should be considered that the early stages of plan making and development proposals so that:
 - a) the potential impacts of development on transport networks can be addressed;
 - b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - c) opportunities to promote walking, cycling and public transport use are identified and pursued;
 - d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places (paragraph 102).
44. NPPF (paragraph 108) states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
45. NPPF (paragraph 109) states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. No objection has been raised by Highways England and the County Council's Transport Development Control Team in relation to this proposal.
46. It is therefore reasonable to conclude that the changes to the NPPF are not significant in terms of the determination of this application.

47. Consideration was included given to the adopted East Staffordshire Local Plan and the “emerging (Submission Version)” which was to replace it in November 2014 (see Planning policy considerations in the [Planning Committee report dated 6 November 2014](#). It was concluded at that time that the proposal accorded with the adopted plan and the emerging policies in the replacement plan. The replacement [East Staffordshire Borough Council Local Plan](#) was adopted in October 2015.
48. It is considered that no substantial changes were made from submission to adoption of the Local Plan in relation to the Strategic Objectives (SO3 - Accessibility and Transport Infrastructure) or the Strategic Policy (Strategic Policy (SP1 - promoting the principles of sustainable development to accord with the NPPF); Strategic Policies (SP3 and SP4 - set out the strategic provision and distribution of housing and jobs with some 1,487 dwellings (*reduced from 1,557*) being allocated for Uttoxeter along with provision of employment land); Strategic Policy (SP5 - allocates land for the distribution of employment growth for B1, B2 and B8 uses on land at Uttoxeter West); Strategic Policy (SP6 - aims to manage the release of housing and employment land); Strategic Policy (SP7 – setting out allocations for sustainable urban extensions for the West of Uttoxeter along with smaller allocations in the area); and Strategic Policy (SP9 – infrastructure delivery). Given, that no substantial changes have been made, it is considered that the proposal continues to accord with the current adopted Local Plan.
49. The [Uttoxeter Neighbourhood Plan](#) was ‘made’ March 2017. Reference is included in Neighbour Plan to the ‘A50 Scheme’ and the Plan acknowledges the uncertainty concerning the improvements to the junctions of the A50 (i.e. Project B):
- “Finally, Highways England and Staffordshire County Council are advancing proposals for improvement to the flows and junctions of the A50. Proposals for a junction to the west of Uttoxeter serving one of the SUEs¹ and the JCB headquarters to the northwest of the town are now well advanced with work scheduled to begin in early 2016. Other proposals, including closure of key junctions and a new junction between the Dove Way and the A50 are less certain and will be subject to ongoing consultation and design. This Plan must be in accordance with these plans and strategies and ensure that the view of the community is reinforced in each of these current and future decisions”.*
50. *Conclusion:* It is reasonable to conclude that the proposals accord with the relevant planning policies and guidance referred to above. However, the proposal must also be considered in light of their compatibility with other policies within the development plan and should demonstrate that the operations would not have any overriding unacceptable adverse impacts. It is also important to consider the matters raised by Uttoxeter Rural Parish Council and Uttoxeter Town Council.

The proposed changes to the road scheme

51. The applicant is seeking not to construct a lane of the slip roads to the A522 on the westbound and eastbound carriageway (the areas shown in purple on Plan 2).
52. Uttoxeter Rural Parish Council and Uttoxeter Town Council have objected to the removal of the slip roads due to the volume of traffic from the JCB factory (including the new JCB factory) and to and from Alton Towers; the use of local lanes as a ‘cut

1 Sustainable Urban Extension

through'; the safety concerns expressed are relatively minor and could be addressed in the design of the project; the deletion of the additional lanes from the plans as they would need to be constructed eventually at great additional cost; and, traffic disruption as part of the existing project; and alterations to the McDonalds Roundabout (Project B) should take place.

53. The Traffic and Transport section of the Supporting Statement indicates that it is not considered necessary to remodel traffic flows as Project A was assessed in isolation and confirms that the Transport Assessment submitted with the 'A50 Scheme' considers Scheme A (Project A). The Supporting Statement also concludes that the 'A50 Scheme' provides

"..... a significant benefit to the performance of the transport network within the study area and improves the resilience of the network as a whole, whilst providing additional operational capacity to support the local development proposals, and removal of substandard slip roads".

54. The applicant has indicated that an Options Appraisal and Costing for Project B has been undertaken on behalf of the Highways England and confirmed that there is no preferred design for Project B and no definite plans to utilise the original third lanes. The construction of the third lanes at this stage would not therefore result in a gain in road capacity.
55. Having regard to the summary of the independent Road Safety Audit submitted with the application, the applicant contends that there is a safety concern that motorists may mistakenly use the slip roads as a carriageway until a potential Project B scheme was underway. The applicant also points out that there would be an unnecessary additional maintenance liability and that the third lanes could still be constructed as part of Project B (if still deemed necessary).
56. Any alterations to the McDonalds Roundabout/ A50/B5030 McDonalds Roundabout (Project B) do not form part of this application or for the improvement to the new grade separated junction on the A50 (T), including associated link roads to the A522 (Project A). The alterations would require separate permission to be obtained which would involve further public consultation. Uttoxeter Rural Parish Council and Uttoxeter Town Council would be able to participate in this public consultation to ensure that their views are taken into consideration.
57. Uttoxeter Rural Parish Council have stated that the Project B section of the road alteration is vital due traffic from JCB and Alton Towers. The applicant has confirmed that traffic flows have been modelled and developments such as Alton Towers, the St Modwen development, and new JCB factory have been taken into consideration and the construction of the third lanes would not create new capacity.
58. The County Council's Transport Development Control Team and Highways England have no objection to the proposed changes.
59. *Conclusion:* Having regard to the summary of the independent Road Safety Audit and the information subsequently provided, and the comments received, it is reasonable to conclude that the proposals would not give rise to any unacceptable adverse traffic impacts. The Uttoxeter Project B improvements do not form part of the planning proposals and the construction of the slip roads could form part of that project.

Environment and amenity considerations

60. When the original planning application was submitted it was necessary to assess the environmental information provided in the accompanying Environmental Statement, to determine whether or not the development would give rise to any unacceptable adverse impacts individually or in combination on the environment and amenity that would outweigh any material planning benefits of the proposals. Overall it was concluded, subject to the imposition of conditions, that the proposals would not give rise to any unacceptable adverse impacts on the environment and amenity individually or in combination that would outweigh any material planning benefits of the proposals.
61. In this case, it is considered necessary to determine whether the proposed changes to the road scheme would give rise to any unacceptable adverse impacts. The following sections consider the proposed changes to the approved 'A50 Scheme' relating to the surface water drainage and flood risk; the Landscaping and Ecological Management Plan and street lighting, having regard to the relevant development plan policies, the other material considerations, the consultee comments and the representations received.

Surface Water Drainage and Flood Risk

62. The [NPPF](#) (paragraph 155) advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 163 advises that local planning authorities should ensure that flood risk is not increased elsewhere and where appropriate, applications should be supported by a site-specific flood-risk assessment.
63. The Flood Risk implications were considered in paragraph 113 to 119 of the [Planning Committee report dated 6 November 2014](#).
64. A Flood Risk Assessment was submitted with A50 Scheme, which concluded that no overall change to flood risk, or the impact of surface water flooding or operation of the highway as a result of the development. Mitigation measures were also proposed in the Environmental Statement which accompanied the construction and operation phases of the A50 Scheme. It was considered, having regard to the flood risk assessment, the planning policy considerations, the comments received from consultees (the Environment Agency and the County Council's Flood Risk Management Team), that it was reasonable to conclude that the proposals would not give rise to an unacceptable adverse impact in terms of the risk of flooding subject to a condition for the submission of a Surface Water Drainage Scheme (based on the Flood Risk Assessment and Drainage Strategy) (Condition 5). The scheme was required to protect the water environment and to reduce the risk of flooding in accordance with the requirements of the Environment Agency.
65. A scheme was approved in 16 June 2016 (ref. [ES.14/11 D1](#)), due to the changes to the A50 Scheme, a revised water drainage scheme was submitted with the application.
66. No objection has been received from the County Council's Flood Risk Management Team and the Environment Agency.

67. *Conclusion:* Having regard to the revised drainage details, the planning policy considerations, the comments received and subject to the condition recommended below it is reasonable to conclude that the proposals would not give rise to an unacceptable adverse impact in terms of flood risk and should be approved.

Landscaping and Ecological Management Plan

68. Government policy (Section 15 of the [NPPF](#) - conserving and enhancing the natural environment) and local plan policies (East Staffordshire Local Plan Strategic Policy 1, Strategic Policy 24 and Detailed Policy 1) all seek to protect and / or enhance the landscape and visual amenity and ensure that development is informed by, or sympathetic to, the character and qualities of its surroundings, its location, scale and design.
69. The landscape and visual impact of the A50 Scheme was considered in paragraph 96 to 103 of the [Planning Committee report dated 6 November 2014](#).
70. In relation to the A50 Scheme, Uttoxeter Town Council and several the representations raised concerns with respect to visual impact. Their concerns were that existing vegetation barriers would be lost as a consequence of the development and they requested that trees and vegetation be reinstated to screen the proposed development. A landscaping plan was submitted with the 'A50 Scheme' which proposed the provision of screening for the new grade separated junction and provided landscape connectivity with existing retained features adjacent to the site. The landscaping included the creation of 1.7 hectares of species rich grassland, the creation of 2.7 hectares of woodland to replace 2.6 hectares that would be lost, and planting of some 3,000 linear metres of hedgerow to replace 2,478 metres lost.
71. It was also proposed to submit a detailed landscaping scheme, along with a Landscape and Environmental Management Plan ("LEMP") to manage the site for a period of 10 years and this was secured as a condition of the planning permission (Condition 10).
72. The Landscaping and Ecological Management Plan has now been submitted as part of this application.
73. Following the submission of a revisions to LEMP the, the Environmental Advice Team (Principal Landscape Officer and the County Ecologist) confirmed that the landscaping proposals are acceptable.
74. *Conclusion:* Having regard to the revised LEMP, the planning policy considerations, the comments received, the duration of the construction phase and the proposed landscape mitigation measures, it is reasonable to conclude that the proposals would not give rise to any unacceptable adverse landscape and visual impacts and should be approved.

Street Lighting

75. There is a requirement for the provision and maintenance of permanent lighting in accordance with the submitted 'Street Lighting Report' and 'Street Lighting Plan' (Dwg No CDX8609/P/05 Rev A) (Condition 13). This condition was considered necessary in

the interests of local amenity and highway safety.

76. The 'Street Lighting Report' and 'Street Lighting Plan' provided the location of the lighting, that the height of the lighting columns would be between 8 – 12 metres and confirmation that the impact of the street lighting has been minimised by ensuring the appropriate lighting levels.
77. The street lighting has been re-designed following the amendments to the slip roads and includes additional lighting columns adjacent to the Shell Petrol Station and the slip road access.
78. No objections have been received in relation to the additional lighting.
79. *Conclusion:* Having regard to the revised street lighting and subject to the condition recommended below it is reasonable to conclude that the revised street lighting proposals would not give rise to an unacceptable adverse impact on the local amenity or highway safety and should be approved.

The need to review and update the Memorandum of Understanding and planning conditions

Memorandum of Understanding

80. A [Memorandum of Understanding](#) (MoU) accompanies the planning permission. The MoU requires the traffic to be monitored. There is a clause in the MoU to take in account this type of planning application. Therefore, there is no need to amend the existing MoU.

Planning Conditions

81. The [NPPF](#) (paragraph 54) states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through conditions. It is appropriate when varying a planning permission to review and where reasonable and necessary to update the planning conditions.
82. The extant planning permission was issued in November 2014 and has 14 conditions. Based on the above guidance, it is considered that this application also provides an opportunity to update the planning conditions to take account of previously approved details, for example, the Construction Environmental Management Plan (ref. [ES.14/11 D3](#), [ES.14/11 D4](#) and [ES.14/11 D5](#)) and the approved Preliminary Risk Assessment for ground contamination (ref. [ES.14/11 D1](#)).

Overall Conclusion

83. Overall, as an exercise of judgement, taking the relevant development plan policies as a whole and having given consideration to application, the supporting information, the consultation responses, the representations and the other material considerations, all referred to above, it is reasonable to conclude that the proposals are acceptable and should be permitted, subject to the existing 'Memorandum of Understanding' and the updated planning conditions recommended below.

RECOMMENDATION

For the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, **PERMIT** the application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission [ES.14/11](#) to delete A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter near to JCB World Parts Centre subject to conditions to include those listed below.

The updated planning conditions to include the conditions of the extant planning permission ref [ES.14/11](#) (the updated conditions are highlighted in **bold**):

To define the permission

- 1) To define the permission in accordance with the approved documents, plans and details (**updated to take account of the documents and plans submitted with this application and to take account of the previously approved details**).
- 2) **To define the commencement of the development (22 February 2016 - [ES.14/11 D3](#) approved 2 September 2016)** and require notification when the development is first brought into use.

Management of the site preparation and construction operations

- 3) **To require the site preparation and construction operations to be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) (ref. [ES.14/11 D3](#) approved 2 September 2016 and [ES.14/11 D4](#) approved 2 September 2016).**

Surface Water Drainage and Flood Risk Management

- 5) **To require the construction operations to be carried out in accordance with the approved surface water drainage and flood risk scheme (ref. [ES.14/11 D1](#) approved 16/6/16) and the Surface Water Drainage Scheme submitted with this application.**

Contaminated Land

- 6) **To require the site preparation and construction operations to be carried out in accordance with approved Preliminary Risk Assessment for ground contamination (ref. [ES.14/11 D1](#) approved 16/6/16).**

Landscaping and Ecological Management Plan

- 11) **To require implementation of the Landscaping and Ecological Management Plan submitted with this application including aftercare and maintenance for a period of 10 years.**

Permanent Lighting

- 13) **To require permanent lighting to be implemented in accordance with the approved 'Street Lighting Report' and 'Street Lighting Plan' (Dwg No**

CDX8609/P/05 Rev A) and the lighting scheme submitted with this application.

Informatives to include the following:

1. Staffordshire County Council's Transport Development Control Team:

To advise the applicant that a further safety audit should be undertaken specifically on the amended access into the Shell Petrol Filling Station as the alignment whilst complying with current Design Manual for Roads and Bridges Standards (DMRB) removes some of the self-enforcing speed reduction by straightening the alignment into the forecourt area.

2. Severn Trent Water

To remind the applicant about previous comments made by Severn Trent Water regarding the public sewer within the Site which has statutory protection.

3. National Grid

To remind the applicant about previous comments made by National Grid regarding their gas and electricity apparatus within the Site.

4. Natural England:

To remind the applicant about previous comments made by Natural England relating to the precautionary measures and requirements for protected species that may be required in the event that protected species are found during the works.

5. Staffordshire County Council's Flood Risk Management Team:

To remind the applicant about previous comments made by the Flood Risk Management Team that any works that affect Ordinary Watercourses in the area would require a Land Drainage Consent.

6. East Staffordshire Borough Council - Environmental Health

To remind the applicant about previous comments made by East Staffordshire Borough Council - Environmental Health regarding any mobile crushing and screening activities to be carried out on the Site.

Case Officer: David Bray - Tel: (01785) 277272
email: david.bray@staffordshire.gov.uk

A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).

The development plan policies and proposals, and the other material planning considerations, relevant to the previous decision and this decision

The development plan policies and proposals

[East Staffordshire Borough Council Local Plan](#) (2012-2031)
(adopted 15 October 2015)

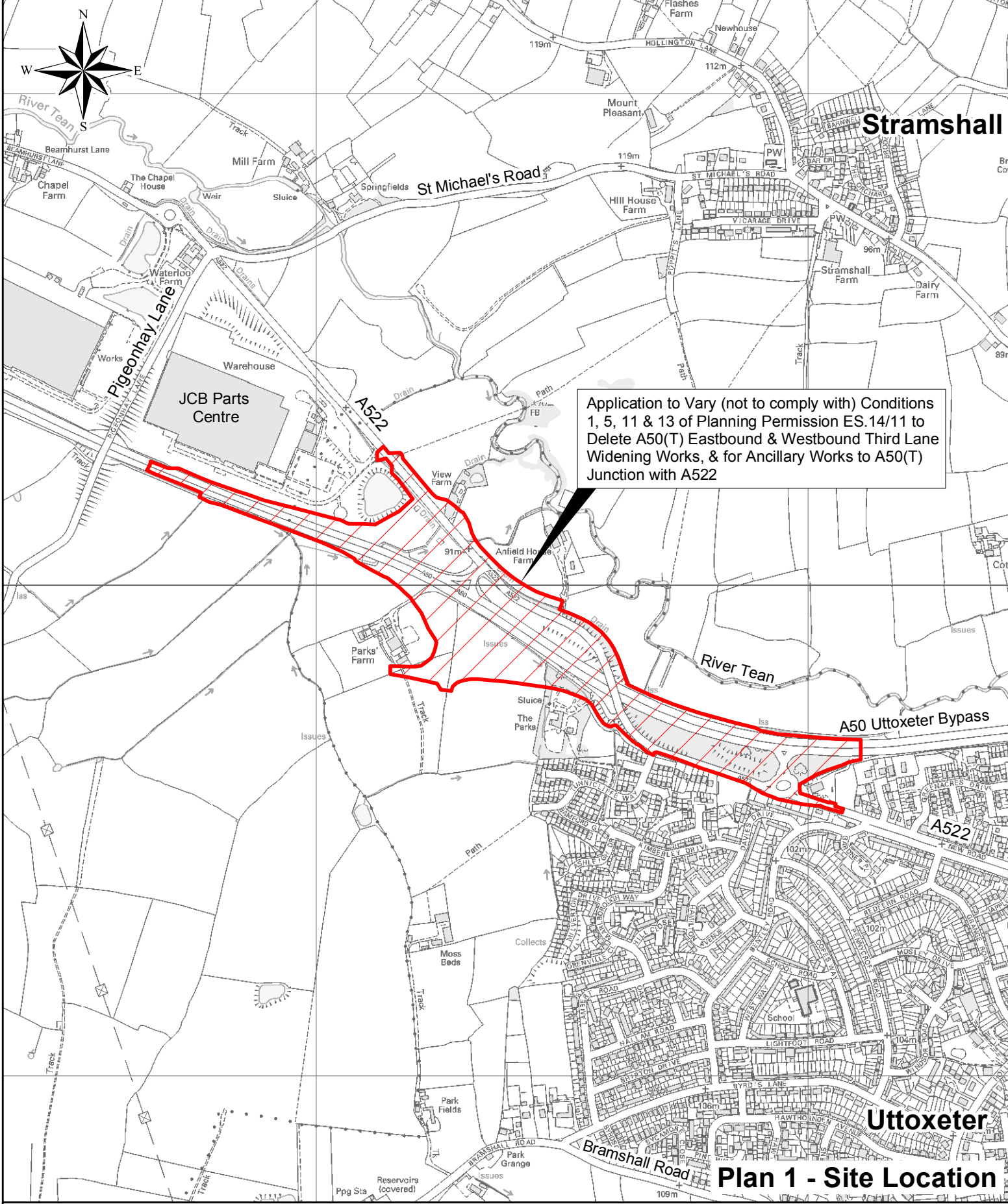
- Strategic Objective SO3: Accessibility and Transport Infrastructure
- Strategic Objective SO10: Flood Risk
- Principle 1 - Presumption in Favour of Sustainable Development;
- Strategic Policy SP1 - Approach to Sustainable Development;
- Strategic Policy SP4 - Distribution of Housing Growth (land west of Uttoxeter)
- Strategic Policy SP5 - Distribution of Employment Growth (land west of Uttoxeter)
- Strategic Policy SP7 - Sustainable Urban Extension
- Strategic Policy SP9 - Infrastructure Delivery and Implementation (including public services such as waste management and disposal);
- Strategic Policy SP13 - Burton and Uttoxeter Existing Employment Land Policy
- Strategic Policy SP24 - High Quality Design;
- Strategic Policy SP27 - Climate Change, Water Body Management and Flooding;
- Strategic Policy SP24 - High Quality Design
- Strategic Policy SP27 - Climate Change
- Strategic Policy SP29 - Biodiversity and Geodiversity
- Strategic Policy SP35 - Accessibility and Sustainable Transport
- Detailed Policy 1 - Design of New Development;
- Detailed Policy 5 - Protecting the Historic Environment: All Heritage Assets, Listed Buildings, and Conservation Areas and Archaeology;
- Detailed Policy 7 - Pollution and Contamination; and,
- Detailed Policy 8 - Tree Protection.

The other material planning considerations

- [National Planning Policy Framework – updated 24 July 2018](#) (NPPF):
 - Section 1: Introduction
 - Section 2: Achieving sustainable development
 - Section 4: Decision-making
 - Section 6: Building a strong, competitive economy
 - Section 9: Promoting sustainable transport
 - Section 11: Making effective use of land
 - Section 12 Achieving well-designed places
 - Section 14: Meeting the challenge of climate change, flooding and coastal change;
 - Section 15: Conserving and enhancing the natural environment;
- [Planning Practice Guidance](#)
 - [Design](#)
 - [Flood risk and coastal change](#)

- [Health and wellbeing](#)
 - [Light pollution](#)
 - [Natural environment](#)
 - [Noise](#)
 - [Open space, sports and recreation facilities, public rights of way and local green space](#)
 - [Planning obligations](#)
 - [Transport evidence bases in plan making and decision taking](#)
 - [Travel Plans, Transport Assessments and Statements](#)
 - [Use of planning conditions](#)
 - [Water supply, wastewater and water quality](#)
- [Uttoxeter Neighbourhood Plan](#) 'made' March 2017.
 - [East Staffordshire Infrastructure Delivery Plan](#) (2013)

[Back to paragraph 36 in the report](#)



Application to Vary (not to comply with) Conditions 1, 5, 11 & 13 of Planning Permission ES.14/11 to Delete A50(T) Eastbound & Westbound Third Lane Widening Works, & for Ancillary Works to A50(T) Junction with A522

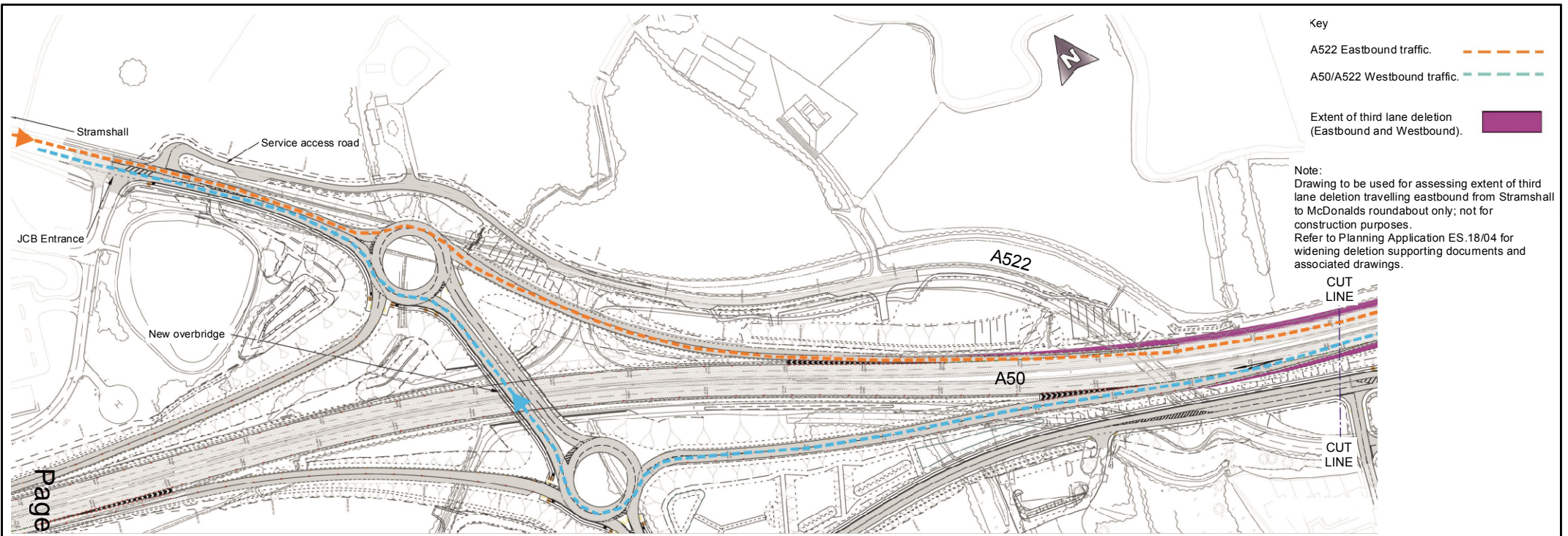
Plan 1 - Site Location

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Planning, Policy & Development Control,
Staffordshire County Council,
No.1 Staffordshire Place,
Stafford, ST16 2LP.
Telephone 0300 123 8000

The Cabinet (Staffordshire County Council). Application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission ES.14/11 to delete A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter, A50 junction with A522 West of Uttoxeter; near to JCB World Parts Centre.



Key

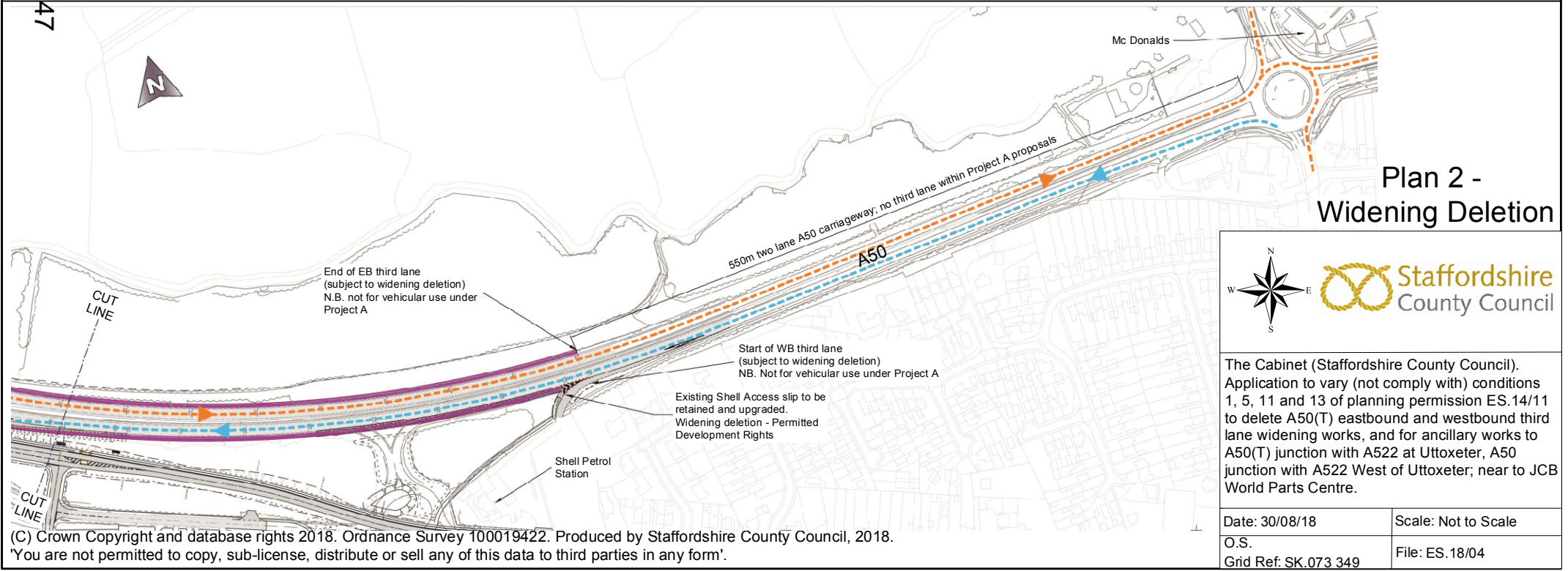
A522 Eastbound traffic.

A50/A522 Westbound traffic.

Extent of third lane deletion (Eastbound and Westbound).

Note:
 Drawing to be used for assessing extent of third lane deletion travelling eastbound from Stramshall to McDonalds roundabout only; not for construction purposes.
 Refer to Planning Application ES.18/04 for widening deletion supporting documents and associated drawings.

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Plan 2 - Widening Deletion



The Cabinet (Staffordshire County Council). Application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission ES.14/11 to delete A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter, A50 junction with A522 West of Uttoxeter; near to JCB World Parts Centre.

Date: 30/08/18	Scale: Not to Scale
O.S. Grid Ref: SK.073 349	File: ES.18/04



Planning applications dealt with under the 'Scheme of Delegation to Officers'

Categories

AA	Adjoining Authority	MC	Mineral Consultation	SU	Statutory Undertakers
CC	Affects County Council land	MCM	Mineral County Matter	TC	(Tipping Consultation) affects waste disposal land
CD	County Development	MEM	Mineral Enforcement Matter	WC	Waste Policy Consultation
CDW	County Development Waste	SO (5)	Screening Opinion	WCM	Waste County Matter
CLU	Certificate of Lawful Use on Development	SO (10)	Scoping Opinion	WDLC	Waste Disposal Licence Consultation
DC	District Council proposal	SP	Strategic Planning	WEM	Waste Enforcement Matter
GPDO	Prior Approval for Permitted Development				

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SS.15/14/6012 MSA	27-Jul-2016	MSA	Cannock Chase Council,	Consultation from Cannock Chase District Council in connection with an application to them for proposed change of use to outdoor go-karting facility and associated operational development including formation of track (1200m), car park and associated landscaping and works. Details also provided of proposed hospitality/administration, garage/shop and toilet buildings for illustrative purposes only	Land to North of Wyrley Common & South of A5 Watling Street	No Objections -	24/08/2018
SS.15/14/6012 W D1	04-Oct-2016	WCM	Wood Farm Golf and Leisure Ltd	Submission of details in compliance with condition(s) 3 (commencement), 9 (Markers to be erected on site), 15 (details of measures to keep the HGV traffic separate from the general public), 16 (wheel washing facility), 21 (site investigation works), 22 (Scheme for the Treatment of Mine Entries), 29 (noise monitoring scheme), 32 (temporary timber hoarding), 34 (Dust Management Scheme), 37 (Landscape and trees), 38 (fencing), 39 (Ecological Management Scheme), 42 (Badger Survey), 43 (Restoration and aftercare), 44 (Archaeology) and 45 (Rights of way) relating to planning permission SS.15/14/6012 W	Land adjacent to Wood Farm Golf Course, Bursnips Road, Essington	Approve details -	15/08/2018

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Agenda Item 6

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
L.18/02/823 W	28-Feb-2018	WCM	Greener Composting	Application not to comply with (to vary) Conditions 1 and 21 (d) of planning permission L.17/02/823 W to also allow the operator to receive waste direct from Local Authority refuse collection vehicles (RCV's) on a Public and bank holiday.	Greener Composting, Watling Street, Wall Village, Lichfield	Grant - with conditions -	12/06/2018
S.18/03/4123 W	28-Feb-2018	WCM	Severn Trent Water Ltd (2297 Coventry Rd)	Installation of a sludge thickening building and a motor control centre (MCC) kiosk	Eccleshall Sewage Treatment Works	Grant - with conditions -	19/06/2018
ES.15/04 D3	18-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 5 and 6 of planning permission ES.15/04 relating to Pump House and Sprinkler Tank (Condition 5) and Kitchen Delivery and Refuse Disposal Area (Condition 6)	Land off Ashbourne Road, Rocester	Approve details -	11/06/2018
SM.14/11/161 M D3	17-Apr-2018	MCM	RSK	Submission of details in compliance with the approved Noise Monitoring Scheme (SM.14/11/161 M D1)	Land at Three Nooks Farm, Horton, Leek	Acknowledgement of information required by condition -	31/05/2018
SM.18/03/117 W	09-Jul-2018	WCM	Baniform Ltd	Construction of canopy	Draycott Cross Road, Cheadle, Staffordshire	Grant - with conditions -	13/09/2018
CH.18/01	18-Jun-2018	CD	The Cabinet (Staffordshire County Council)	Remodelling of existing tarmacadam and compacted hardcore parking facilities to provide single direction traffic flow to improve safety for site users. Modification includes improved safety for pedestrian access to site, vehicle drop off points and vehicle circulation routes which remove vehicles from adjacent highway during peak activity times	Sherbrook Primary School, Grainger Court, Cannock	Grant - with conditions -	07/09/2018
L.18/05	02-Jul-2018	CD	The Cabinet (Staffordshire County Council)	Application for prior notification of proposed demolition of swimming pool	King Edward VI School, Upper St. John Street, Lichfield	Prior written approval in accordance with GPDO -	24/07/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SS.16/10/602 MW D5	27-Jun-2018	MCM	NRS Aggregates Ltd	Submission of details in compliance with condition 4 of planning permission SS.16/10/602 MW relating to soil stripping	Saredon Quarry	Acknowledgement of information required by condition -	25/07/2018
ES.16/01 NMA4	30-Jul-2018	CD	The Cabinet (Staffordshire County Council)	Application for a non-material amendment to Condition 16 of planning permission ES.16/01 to extend the deadline for submission of details to 30 September 2018	Henhurst Ridge Primary School, Henhurst Ridge, Burton on Trent	Non-Material Amendment -	23/08/2018
N.18/00637 MSA	14-Aug-2018	MSA	Muller Property Holdings,	Consultation from Newcastle Borough Council in connection with an application to them for planning permission for outline planning application for residential development of up to 70 dwellings including details of access, all other matter reserved	Gravel Bank Mucklestone Road Loggerheads Market Drayton	No Objections -	29/08/2018
MD/2018/0509 MSA	15-Aug-2018	MSA	Mr F Mohamed	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline permission with details of access (all other matters reserved) for residential development of up to 55 dwellings including creation of a new access, car parking and ancillary landscaping	Land Adjacent To Daisy Bank Farm, Uttoxeter Road, Upper Tean	No Objections -	21/08/2018
ES.18/01/5008 W	02-May-2018	WCM	Willshee's Skip Hire	Extension of site area and construction of a waste storage building	Willshees Skip Hire, Wharf Road, Burton on Trent	Grant - with conditions -	05/09/2018
ES.16/25 D7	12-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 12 of planning permission ES.16/25 relating to external signage	Branston Road High School, Branston Road, Burton on Trent	Approve details -	11/06/2018
SS.18/02	24-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Removal of dilapidated outbuildings, construction of new muck store, and erection of steel portal frame extension to existing milking parlour	Holding No. 3 The Deanery, Cuttlestone Farm, Penkridge	Grant - with conditions -	15/06/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SM.09/14/113 M NMA2	17-Apr-2018	MCM	JC Bamford Excavators Ltd	Non Material Amendment to Conditions 27(a), 29(a), 33, 41, 50, 52, 55(a) and 56(a) of planning permission SM.09/14/113 M to extend the submission of details date by 6 months	Wardlow Quarry	Non-Material Amendment -	10/07/2018
SMD/2018/0291 MSA	18-May-2018	MSA	S Friesener	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for residential development	Little Ash Farm Ash Bank Road Werrington	No Objections -	08/06/2018
ES.2018/00401 MSA	14-Jun-2018	MSA	Kingstanding Developments	Consultation from East Staffordshire Borough Council in connection with an application to them for erection of five detached dwellings and package treatment plant	Land adj The Coach House, Old Uttoxeter Road, Crakemarsh	No Objections -	05/07/2018
S.18/01/4122 W D2	15-Jun-2018	WCM	Stoford Stone Ltd and M Weaver Ltd	Submission of details in compliance with Condition 2 of planning permission S.18/01/4122 W relating to the date of commencement	Land south of Stone Business Park, Stone	Approve details -	26/06/2018
S.18/01/4122 W D3	25-Jun-2018	WCM	Stoford Stone Ltd and M Weaver Ltd	Submission of details in compliance with Condition 9 of planning permission S.18/01/4122 W relating to the date when the importation and deposit of waste ceased	Land south of Stone Business Park, Stone	Acknowledgement of information required by condition -	02/07/2018
SSR/10641 D3	02-Jul-2018	WCM	Seisdon UK Limited	Submission of details in compliance with Conditions (i) of planning permission SSR/10641 relating to a site restoration plan describing end use	Seisdon Landfill, Ebstree Road, Seisdon, Wolverhampton	Not Approved -	26/07/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
N.18/00562 MSA	30-Jul-2018	MSA	Wood Goldstraw & Yorath,	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for the erection of 2 no. commercial units in a single portal framed industrial building with associated hardstandings, parking and fencing	Land off Maries Way, Cemetery Lane, Silverdale, Newcastle under Lyme	No Objections -	03/08/2018
S.17/01/4120 W	24-Jul-2017	WCM	Jason Podmore	Wood waste processing to produce animal bedding, extension to the existing yard and the erection of a building for the storage of processed waste and used for various purposes on the farm holding.	Blythe View Farm, Grindley Lane, Grindley, Stafford	Temporary -	23/08/2018
ES.17/13/501 MW	23-Jan-2018	MCM	Aggregate Industries U.K. Limited	Application to vary condition 5 of planning permission ES.16/23/501 MW to amend the hours of the concrete products operation ancillary to permitted aggregate production	Newbold Quarry	Grant - with conditions -	22/06/2018
S.17/04 NMA1	16-May-2018	CD	The Cabinet (Staffordshire County Council)	Application for non-material amendment to planning permission S.17/04 relating to Condition 1 (List of approved plans) to amend the internal staircase to comply with building regulations	Alleynes High School, Oulton Road, Stone	Non-Material Amendment -	11/06/2018
S.18/05	18-Jun-2018	CD	The Cabinet (Staffordshire County Council)	Erection of steel portal framed building	Upper Farm, Stone Road, Yarlet	Grant - with conditions -	09/08/2018
SMD/2018/0281 MSA	20-Jun-2018	MSA	HLW Developments Ltd	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for Phase 2 Residential Development for 11 No. Dwellings on the former Copperworks site, Whiston	Land off Ashbourne Road The Old Copperworks, Whiston	No Objections -	05/07/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken
						Decision date
L.18/04	02-Jul-2018	CD	The Cabinet (Staffordshire County Council)	Application for prior notification of proposed demolition of youth centre	Nether Stowe High School, St. Chad's Road, Lichfield	Prior written approval in accordance with GPDO - 18/07/2018
L.18/01098 WCA	26-Jul-2018	WCA	Rugeley Power Limited	Consultation from Lichfield District Council in connection with an application to them for planning permission for demolition of Rugeley B Power Station including decommissioning, removal of hazardous materials and dismantling of all associated buildings and structures	Rugeley Power Station, Armitage Road, Armitage	No Objections - 15/08/2018
CH.18/268 WCA	30-Jul-2018	WCA	Rugeley Power Limited	Consultation from Cannock Chase Council in connection with an application to them for planning permission for decommissioning, dismantling and demolition of Rugeley B Power Station	Rugeley Power Station, Rugeley	No Objections - 15/08/2018
ES.2018/00989 MSA	17-Aug-2018	MSA	Mr & Mrs Cartright	Consultation from East Staffordshire Council in connection with an application to them for planning permission for the erection of an agricultural building	Land at Church View Meadow, Dodsleigh Lane, Dodsleigh	No Objections - 31/08/2018
SMD/2018/0549 MSA	30-Aug-2018	MSA	Sammonds Architectural Ltd.,	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for amenity building	Land off Sutherland Road, Longsdon	No Objections - 17/09/2018
L.14/03/817 MW D3	17-Jul-2017	MCM	Tarmac plc	Submission of details in compliance with conditions 52 (Working Method Statement and Ecological Management Plan for Phase 3) and 54 (great crested newt survey) of planning permission L.14/03/817 MW	Alrewas Quarry	Approve details - 12/07/2018
ES.16/25 D6	13-Feb-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 13 (CCTV) and 23 (Sport Pitch) of planning permission ES.16/25	Branston Road High School, Branston Road, Tatenhill, Burton-upon-Trent	Approve details - 29/06/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
N.18/01	06-Feb-2018	CD	The Cabinet (Staffordshire County Council)	Construction of a single storey extension, canopy, extension to car parking areas to provide 14 additional parking spaces with new tarmac pathways and provision of new external hard play area	Baldwins Gate Church of England Primary School, Tollgate Avenue, Baldwins Gate, Newcastle under Lyme	Grant - with conditions -	20/06/2018
ES.17/01/511 MW D2	10-Apr-2018	MCM	J. C. Bamford Excavators Ltd,	Submission of details in compliance with Conditions 10, 11, 12 and 13 of planning permission ES.17/01/511 MW relating to Ecology	Kevin Quarry, Ramshorn	Approve details -	20/07/2018
SM.15/08/171 M D6	17-May-2018	MCM	Dalecrete Ltd	Submission of details in compliance with the approved noise monitoring scheme set out in Appendix B to Appendix 2 of the Environmental Assessment (ref. SM.03/26/171 M).	Captains Barn Farm, Leek Road, Weston Coyney	Approve details -	12/06/2018
ES.15/01/DB3601HB WDL	04-Jun-2018	WDL	Environment Agency	Notification from the Environment Agency relating to an appeal against a suspension notice served upon Hollybush Recycling Limited	Hollybush Farm, Warstone Road, Shareshill	Comments on appeal -	14/06/2018
ES.12/03/501 MW D4	29-Jun-2018	MCM	Aggregate Industries Limited	Submission of details in compliance with condition 3a (commencement of soil stripping) and 3b (commencement of working operations) relating to planning permission ES.12/03/501 MW	Newbold Quarry	Acknowledgement of information required by condition -	27/07/2018
SCE.248/ES.18/04	14-Jun-2018	ScrO	The Cabinet (Staffordshire County Council)	Screening opinion for planning application to vary (not comply with) conditions 1, 5, 11 and 13 of planning permission ES.14/11 to delete A50(T) eastbound and westbound third lane widening works, and for ancillary works to A50(T) junction with A522 at Uttoxeter	A50, Staffordshire	Screening opinion - Not EIA development -	26/06/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SM.18/04/171 M	19-Jun-2018	EA	Dale Crete	Application under paragraph 5 of schedule 14 to the Environment Act 1995 for postponement of the review date from 26 May 2019 to 26 May 2024 relating to SM.03/26/171 M; SM.06/11/171 M and SM.15/08/171 M	Captains Barn Farm, Leek Road, Weston Coyney	Approve revised date for ROMP submission -	09/08/2018
SMD/2017/0829 MSA	18-Jul-2018	MSA	Mr Sanders	Consultation from Staffordshire Moorlands Council in connection with an application to them for planning permission to construct 11 new houses	Vacant Land Adjacent To Railway Cottages Cresswell Old Lane, Cresswell	No Objections -	25/07/2018
SS.18/00558 MSA	24-Jul-2018	MSA	Lovell Homes Ltd.,	Consultation from South Staffordshire Council in connection with an application to them for planning permission for the construction of 63 dwellings, new vehicular access off School Lane, open space, surface water attenuation and associated works	Land West Of School Lane Coven South Staffordshire	No Objections -	03/08/2018
18/00505 MSA	30-Jul-2018	MSA	Thorp Precast Ltd	Consultation from Newcastle Borough Council in connection with an application to them for planning permission for erection of a class B2 manufacturing building	Thorp Precast Ltd., Apedale Road, Chesterton, Newcastle	No Objections -	02/08/2018
S.16/05/4004 W D1	13-Mar-2018	WCM	Lower Reule Bioenergy Limited	Submission of details in accordance with Conditions 32 of planning permission S.16/05/4004 W relating to drainage	Brookfield Farm AD Plant, Cowley, Gnosall	Approve details -	06/06/2018
ES.17/01/511 MW D1	10-Apr-2018	MCM	J. C. Bamford Excavators Ltd,	Submission of details in compliance with Condition 18 of planning permission ES.17/01/511 MW relating to drainage	Kevin Quarry South, Ramshorn, Oakamoor, Staffordshire	Approve details -	19/06/2018
ES.16/25 NMA2	04-May-2018	CD	The Cabinet (Staffordshire County Council)	Non-material amendment to planning permission ES.16/25 relating to condition 1 (List of approved documents) and 11 (External finishes) to include a heat extraction flue to the northern elevation	Branston Road High School, Branston Road, Tatenhill	Non-Material Amendment -	28/06/2018

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Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SM.18/02/111 M	21-May-2018	MCM	Aggregate Industries U.K. Limited	Submission for prior written approval in accordance with Part 17 of the Town and Country Planning (General Permitted Development) Order 2015 for installation of a water tank for fire suppression	Cauldon Low Cement Works, Yelsway Lane, Waterhouses, ST10 3EQ	Prior written approval in accordance with GPDO -	10/07/2018
SMD/2018/0282 MSA	18-May-2018	MSA	Mr F Klucznik	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the erection of 4 detached dwellings	Land adjacent to 67 Shawe Park Road, Kingsley Holt	No Objections -	08/06/2018
S.15/01/4004 W D1	16-May-2018	WCM	Lower Reule Bioenergy Limited	Submission of details in compliance with condition 2(a) of planning permission S.15/01/4004 W relating to the date of commencement of the erection of the new store for separated digestate fibre from existing Anaerobic Digestion plant.	Lower Reule Bioenergy Ltd, Brookfield Farm, Cowley, Gnosall, Stafford	Acknowledgement of information required by condition -	19/06/2018
ES.12/03/501 MW D5	10-Jul-2018	MCM	Aggregate Industries U.K. Limited	Submission of details in compliance with condition 3a (commencement of soil stripping in phase 3) relating to planning permission ES.12/03/501 MW	Newbold Quarry	Acknowledgement of information required by condition -	13/08/2018
N.18/00293 WCA	16-Jul-2018	WCA	Ashbourne Property Holdings Ltd	Consultation from Newcastle under Lyme Borough Council connection with an application to them for planning permission for the development of 38 residential units	Former Garage Site, Cemetery Road, Silverdale, Newcastle	No Objections -	26/07/2018
ES.16/25 NMA3	19-Jul-2018	CD	The Cabinet (Staffordshire County Council)	Application for non-material amendment to conditions 1 and 14 of ES.16/25 relating to changes to design and operation of the approved lighting scheme	Branston Road High School, Branston Road, Tatenhill, Burton on Trent	Non-Material Amendment -	14/08/2018
N.18/00299 OC	20-Aug-2018	OC	Mr M Oulton	Consultation from Newcastle Borough Council in connection with an application to them for planning permission for provision of agricultural track	Land at Doddlespool, Newcastle Road, Balterley	No Objections -	07/09/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SMD/2018/0547 MSA	30-Aug-2018	MSA	Future Homes Developments	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for Proposed residential development consisting of 4 No. Semi detached Bungalows and 2 NO. 1.5 Storey Bungalows together with new access to site	Land To The Rear Of Whyte Gate Breach Lane Upper Tean	No Objections -	14/09/2018
S.18/01/4122 W D1	11-Apr-2018	MCM	Stoford Stone Ltd and M Weaver Ltd	Submission of details in compliance with Condition 8 of planning permission S.18/01/4122 W relating to a Construction Environmental Management Plan	Land south of Stone Business Park	Approve details -	25/05/2018
ES.07/16/511 MW NMA3	17-Apr-2018	MCM	JC Bamford Excavators Ltd	Non material amendment to condition 37 of planning permission ES.07/16/511 MW to extend the submission date for wooded pond area survey by 6 months	Kevin Quarry	Non-Material Amendment -	11/06/2018
SMD/2018/0312 MSA	21-May-2018	MSA	Mr D Allen	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for 3 dwellings	Land off Main Road, Hollington	No Objections -	11/06/2018
L.18/06	02-Jul-2018	CD	The Cabinet (Staffordshire County Council)	Erection of new steel portal frame building, steel portal frame extension to existing cubicle building and extension to slurry	Holding 2, Rowley Farm, Hamstall Ridware, Rugeley	Grant - with conditions -	24/08/2018
L.17/00060/DISCH 3 OC	16-Jul-2018	OC	S R Davis Architects Ltd	Consultation from Lichfield District Council in connection with a submission of details to them for the discharge of conditions related to a permission to demolish existing buildings and phased redevelopment of a food store, non-food bulky goods, drive thru restaurant, and outline application for the erection of 70 dwellings (ref. PA.17/00060)	Former Norgren Factory, Eastern Avenue, Lichfield, Staffordshire, WS13 6SB	No Objections -	25/07/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
ES.2018/00443 MSA	25-Jul-2018	MSA	Mr S Clayton	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for formation of a pond for private use	Trentbridge Farm, Bond End, Yoxall	Object -	27/07/2018
ES.16/01 D6	08-Aug-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 2b (Date development brought in to use) of planning permission ES.16/01	Henhurst Ridge Primary School, Henhurst Ridge, Branston	Approve details -	31/08/2018
ES.2018/00998 MSA	30-Aug-2018	MSA	Mycock Farming	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for Formation of slurry store and associated fencing	Land at Pear Tree Farm, Morrey Lane, Morrey , Yoxall	No Objections -	17/09/2018
SMD/2018/0537 MSA	07-Sep-2018	MSA	Jim Hallam Landrovers	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the erection of 9 dwellings	Land rear of Jim Hallam Landrovers, Macclesfield Road, Rushton Spencer	No Objections -	14/09/2018
SM.15/08/171 M D5	16-Apr-2018	MCM	Dalecrete Ltd	Submission of details in compliance with the approved dust monitoring scheme (SM.03/26/171 M D9)	Captains Barn Farm Quarry, Leek Road, Weston Coyney	Approve details -	18/06/2018
SCE.247/602 MW	18-Apr-2018	ScrO	NRS Aggregates Ltd	Screening opinion for extraction of minerals within woodland area	Saredon Quarry	Screening opinion - Not EIA development -	08/06/2018
CH.15/13 D3	10-May-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with Condition 7 of planning permission CH.15/13 relating to a Travel Plan	Hob Hill C of E Primary School, Armitage Lane, Brereton, Rugeley	Approve details -	02/07/2018
SMD/2018/0278 MSA	21-May-2018	MSA	Mr B Spencer	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the erection of a single dwelling	Paradise Nurseries Cheadle Road Winnothdale	No Objections -	08/06/2018

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Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken
						Decision date
SMD/2018/0298 MSA	22-May-2018	MSA	Mr P R Bibby	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the erection of a stable building and change of use of the land for horse grazing purposes.	Land Opposite Whitehouse End Cottages Tower Hill Road, Mow Cop	No Objections - 11/06/2018
N.17/01033 MSA	30-May-2018	MSA	Aspire Housing	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission to demolish a former community centre and construct 30 affordable dwellings	Land at Birch House Road, Holly Road and Whitethorne Way Chesterton	No Objections - 19/06/2018
S.16/05/4004 W D3	16-May-2018	WCM	Lower Reule Bioenergy Limited	Submission of details in compliance with Condition 3(a) of planning permission S.16/05/4004 W relating to commencement of construction of new building for use as food depackaging facility ancillary to the adjacent Anaerobic Digestion plant.	Brookfield Farm AD Plant, Cowley, Gnosall	Approve details - 15/06/2018
SM.11/17/142 M NMA3	25-Jun-2018	MCM	Ibstock Group Limited	Non material amendment to conditions 40 (detailed restoration scheme) and 41 (details of a 5 year aftercare scheme) of planning permission SM.11/17/142 M to amend the timescales for the submission of details	Kingsley Quarry, Leek Road, Kingsley	Non-Material Amendment - 29/06/2018
SS.18/00543 MSA	11-Jul-2018	MSA	Richborough Estates	Consultation from South Staffordshire Council in connection with an application to them for planning permission for residential development	Land on east side of Hyde Lane, Kinver	No Objections - 27/07/2018
N.18/00488 MSA	19-Jul-2018	MSA	Mrs S Thorley	Consultation from Newcastle Borough Council in connection with an application to them for outline planning permission for a single dwelling with detailed approval sought for access and siting/layout.	Land Adjacent To Hazeley Paddocks Madeley Heath Newcastle Under Lyme, ST5 5AL.	No Objections - 25/07/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
ES.12/03/501 MW D6	01-Aug-2018	MCM	Aggregate Industries U.K. Limited	Submission of details in compliance with condition 26 (Surface Water Drainage Scheme) and 27 (Update to Dewatering Management Plan and Groundwater Monitoring Masterplan) relating to planning permission ES.12/03/501 MW	Newbold Quarry	Approve details -	07/09/2018
ES.16/25 NMA4	02-Aug-2018	CD	The Cabinet (Staffordshire County Council)	Non-material amendment to Condition 10 a-h and j-k of planning permission ES.16/25 to allow submission of Landscape and Ecological Management Plan before the development is brought into use	Branston Road High School, Branston Road, Tatenhill	Non-Material Amendment -	28/08/2018

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