

# PLANNING APPLICATION NUMBER:P12/0080

Type of approval sought	Full Planning Permission
Ward	BROCKMOOR AND PENSNETT
Applicant	Taylor Wimpey West Midlands & LCP Ltd
Location:	<b>LAND AT TANSEY GREEN ROAD AND OAK LANE, PENSNETT, DUDLEY, WEST MIDLANDS</b>
Proposal	<b>APPROVAL OF RESERVED MATTERS FOR ERECTION OF 335 DWELLINGS WITH ASSOCIATED PARKING AND ACCESS (FOLLOWING OUTLINE APPROVAL P09/1014)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## BACKGROUND

1. Outline planning permission was granted on 12 October 2010 (P09/1014) for up to 380 residential dwellings and associated works with all matters reserved for subsequent approval.
2. Following the outline approval detailed information has been submitted in regards to the discharge of a number of conditions attached to the outline approval. These have included information relating to the master plan, public realm, drainage, noise attenuation schemes, open space, landscaping and nature conservation.
3. The layout submitted with this reserved matters application accords with the approved master plan.

## SITE AND SURROUNDINGS

4. The application site is located either side of Stallings Lane, Pensnett, some 4 km from Dudley Centre, to the east. Gornal local centre is 1 km to the north east, Pensnett local centre is 1 km to the south and Kingswinford local centre is 2km to the south west.

5. The site is split into two land parcels, generally to the north and south of Stallings Lane. Site 1, the larger site to the south, is defined along its western edge by Tansey Green Road and to the north by Stallings Lane. Site 2, is defined by Oak Lane along its western boundary and to the south by Stallings Lane.

#### Tansey Green Road (Site 1)

6. This application site is 6.32 hectares in size and is worked-out former opencast land which was subject to an extensive restoration programme including re-profiling. This has resulted in a site that is generally flat, though distinctly surrounded by a man-made grass bund. The site has been designated as a future housing growth area of around 335 dwellings within the adopted Black Country Core Strategy (2011).
7. The area to the north east, east and south east is an open landscape designated as Green Belt. The bund areas adjoining the site are designated as a Site of Local Importance for Nature Conservation (SLINC), as is a good proportion of the adjoining Green Belt land to the north-east and east which has designation as SLINC, a Site of Importance for Nature Conservation (SINC) and a Landscape Heritage Area (LHA).

#### Oak Lane/Stallings Lane (Site 2)

8. The topography of the Oak Lane/Stallings Lane site is somewhat different from Site 1 as this site has a more pronounced slope as it contains undulating mounds of former opencast spoil material which was covered over with self seeded vegetation and trees. The application site area for Site 2 is 2.92 hectares. Adjacent to the site in Oak Lane is a vehicle storage and dismantling yard. Across from the site on the west side of Oak Lane is a HGV road haulage yard. Oak Lane itself is otherwise a predominantly commercial/industrial area accommodating business such as metal recycling, waste transfer depots, haulage yards and a waste tip.
9. Adjoining the site at the corner of Oak Lane and Stallings Lane are 3 pairs of semi detached houses. As in the case of Site 1, the site is designated as by saved UDP

policies as a SLINC and is bordered on its north and eastern boundaries by Green Belt, SINC, SLINC and Landscape Heritage Areas.

10. The character of the wider area is mixed with a combination of Industrial/commercial and residential uses.

## PROPOSAL

11. This application is a Reserved Matters submission for 334 residential dwellings and the matters to be considered are access, appearance, landscaping, layout and scale.
12. Submitted plans indicate that the development of the site would have a range of residential properties to include:
  - 27 No two bedroom flats
  - 45 No two bedroom houses
  - 126 No three bedroom houses
  - 128 No four bedroom houses
  - 8 No five bedroom houses
13. The application is accompanied by a noise report, design review document, landscape strategy, detailed layout plan, street scenes and individual house type plans.

## HISTORY

14.

APPLICATION No.	PROPOSAL	DECISION	DATE
P09/1014	Residential development. outline and All Matters Reserved.	Granted	12.10.10
P09/1014/C1	Discharge of the following planning conditions from the outline approval: Condition No 4 – scheme to deal with land contamination No 6 – noise attenuation scheme No 7 – control of dust and emissions No 9 – masterplan and public realm No 11 – provision of open space No 14 – landscaping strategy No 15 - nature conservation management plan	No 4 – partly discharged No 6 - discharged No 7 – discharged No 9 - discharged No 11 – discharged No 14 - discharged No 15 – discharged	20.06.11 16.01.12 20.06.11 16.01.12 16.01.12 18.01.12 13.07.11
P09/1014/C2	Discharge of the following planning condition from the outline approval: No 8 - drainage		
P11/0751	Formation of new traffic island and associated works	Granted	25.08.11



## PUBLIC CONSULTATION

15. The application was advertised by way of press notice, site notices and eighty three neighbour notification letters. One letter of objection has been received raising the following issues:
- Noise and disturbance from industrial uses in Oak Lane and location of new homes.
  - Additional traffic and congestion
16. Four letters have been received that do not specifically object to the application but wish the following comments to be raised and considered:
- Building noise and disturbance during construction works.
  - Siting of apartments and visual impact
  - Overlooking of existing rear gardens
  - Increase in traffic
  - Should be developed sympathetically and lawfully in relation to the wildlife present.

## OTHER CONSULTATION

17. Head of Environmental Health and Trading Standards - The original outline planning approval included condition 6, which required the submission of a scheme to provide mitigation against noise from external sources affecting residents on the sites. The discharge of condition 6 is integral with the layout and orientation of dwellings on site, the internal arrangement in the dwellings, sound insulation measures to be incorporated into the dwellings to protect residents living inside, and the provision of noise barriers to protect external amenity areas. Condition 6 was discharged by the Council on 16<sup>th</sup> January 2012, prior to the registration of this application on 23<sup>rd</sup> January 2012. The information submitted by the applicants for the discharge of condition 6 and approved by the Council for that purpose should be incorporated into the approval of this reserved matters application.

18. Group Engineer (Development) – Revised plans have been received that improve off street parking and turning facilities following discussions between the Council’s highway officers and the applicants. No objections to the revised layout subject to a condition relating to the provision of the off street parking prior to first occupation of the dwellings in each of the respective phases. Such a requirement is in fact attached to the outline approval at condition 17 and remains extant.
19. The Coal Authority - The Coal Authority would recommend that an appropriately worded planning condition be imposed if planning permission is granted in order to ensure that the investigation and treatment of the mine entries and shallow coal mine within the remaining parts of the planning application boundary are undertaken prior to commencement of development.
20. West Midlands Police – no objections subject to anti burglary measures.
21. West Midlands Fire Service – no objections subject to two alternative turning head areas (plans have been revised with alternative turning head areas.)
22. Severn Trent Water – no objections subject to a drainage condition regarding the submission of foul and surface water details.

#### RELEVANT PLANNING POLICY

23. National Planning Guidance

On the 27<sup>th</sup> March 2012 the Department of Communities and Local Government published the National Planning Policy Framework (NPPF) with immediate effect. This application has been subsequently reassessed in the context of the policy set out in that framework to ensure that no material change to the recommendation is required.

24. Black Country Joint Core Strategy

CSP1 – The Growth Network

CSP4 – Place Making

DEL1 – Infrastructure Provision  
HOU1 – Delivering Sustainable Housing Growth  
HOU2 – Housing Density, Type and Accessibility  
HOU3 – Delivering Affordable Housing  
TRAN2 – Managing Transport Impacts of New Development  
TRAN5 – Influencing the Demand for Travel and Travel Choices  
ENV1 – Nature Conservation  
ENV2 – Historic Environment and Local Distinctiveness  
ENV3 – Design Quality

25. Saved UDP Policies

AM13 – Public Rights of Way  
DD1 – Urban Design  
DD4 – Development in Residential Areas  
DD5 – Development in Industrial Areas  
DD9 – Public Art  
EP7 – Noise Pollution  
NC6 – Nature Conservation  
S01 – Green Belt  
UR9 – Contaminated Land  
UR10 – Unstable Land

26. Supplementary Planning Document

Draft Parking Standards and Travel Plans  
Planning Obligations  
New Housing Development

## ASSESSMENT

27. The key issues to be assessed in this application are as follows:

- Principle
- Density

- Layout/Impact upon Residential Amenity
- Scale/Appearance
- Landscaping
- Access and Parking
- Public Art Feature
- Planning Obligations
- Other Issues

#### Principle

28. The application is designated as a future housing growth area within the adopted Black Country Core Strategy and with the granting of outline permission for up to 380 dwellings and associated works on 12 October 2010, the principle of residential development has already been accepted.

#### Density

29. The proposed residential scheme would result in development at a density of 35.4 dwellings per hectare (dph) for Site 1 and 37.6 dph for Site 2. This is in line with the outline permission that informs that density ranges should not be less than 35 dph per net developable hectare and in accordance with the minimum net density of 35 dph as set out in Policy HOU2 of the Black Country Core Strategy.

#### Layout/Impact upon Residential Amenity

30. The application site is located either side of Stallings Lane and Site 1 is bordered by Tansey Green Road and Stallings Lane and Site 2 is bordered by Oak Lane and Stallings Lane.
31. Site 1 – This site is the larger of the two and would contain 224 No. dwellings within the site area of 6.32 hectares. The 224 No. dwellings would comprise 24 No. flats, 87 No. semi/terrace and 113 No. detached dwellings.

32. The vehicular access to the site is taken from a position which is central to both Site 1 and 2 and directly from Stallings Lane. The access would be from a new traffic island granted planning permission on 25 August 2011.
33. Along the Tansey Green Road/Stallings frontage there would be a mixture of semi detached, detached and terraced properties that would provide active frontages along the two roads. The SLINC verge on the Tansey Green Road/Stallings frontage ranges from 10m up to 20m in depth. This protected verge ensures that the proposed dwellings would be set back some 12m from the back of pavement along Stallings Lane and set back 11m up to 18m along Tansey Green Road reducing the visual impact of the scheme and allowing for a green open area and an open aspect for future residents of the scheme.
34. At the junction of Tansey Green Road and Stallings Lane the 3 storey flats are proposed. These flats, due to the SLINC verge would be set back a distance of 16m rising up to 23m from the back of highway along Stallings Lane and Tansey Green Road respectively.
35. The layout has been designed to promote access from the estate to the open space to the east. In particular the tree lined boulevard that runs throughout the estate up to the open space and the siting of public squares, encourage the opening up of the estate towards the open space.
36. The low density of Site 1 and the predominately detached nature of the estate allows for a sense of spaciousness with adequate separation distances and adequate off street parking provision.
37. Site 2 – The site would contain 110 dwellings within a site area of 2.92 hectares. The 110 dwellings would comprise 6 No flats, 64 No semi/terrace and 40 No detached.
38. As in the case of Site 1 the vehicular access to the site is taken from a position which is central to both Site 1 and 2 and directly from Stallings Lane.

39. The main frontage to Site 2 would be a mixture of detached properties. The SLINC verge on the Stallings Road frontage ensures that the properties would be set back 12m up to 21m from Stallings Lane.
40. On the Oak Lane boundary the scheme has been designed to include a level of acoustic mitigation to ensure noise level requirements are achieved within dwellings and garden/amenity spaces. The mitigation has been subject to detailed discussion during the discharge of condition 6 (noise attenuation) of the outline approval and the mitigation includes the following: A buffer zone along the Oak Lane and application site boundary and a 2.5m high noise attenuation fence. Individual properties have either been removed or pulled back from the Oak Lane boundary to allow for the buffer zone and fence. Sound reduction glazing and acoustic vents and solid 1.8m high garden fences to be specified as part of the development. Erection of a 3.5m high acoustic fence to protect properties backing onto the adjoining scrapyards, single aspect houses and houses moving further away from the noise source.
41. The noise assessment has been a key issue in the assessment of the scheme particularly Site 2 where the site adjoins Oak Lane and the scrapyards to the north. It is considered that the mitigation measures that would be put in place and the revisions that have taken place to the proposed site layout ie the removal of dwellings close to the Oak Lane boundary, the introduction of a buffer zone with acoustic fencing and a 3.5m high acoustic fence along the boundary with the scrapyards, single aspect dwellings and the use of appropriate glazing and ventilation. It is concluded that appropriate mitigation would be included as a part of this proposed development and the future occupiers of the proposed development would not be adversely affected.
42. A public square has been designed into the scheme and the development opens onto the public open space to the north. The relatively low density nature of the scheme allows for a spacious layout with adequate separation distances between properties and satisfactory off street parking.

43. In regards to the impact on surrounding neighbouring amenity the nearest residential properties are the 3 No sets of semi detached housing at the junction of Stallings Road and Tansey Green Road. These existing properties have rear gardens ranging from 21m up to 24m in length. Taking into account the existing rear access road that also serves the semi detached properties the nearest proposed residential property at the rear (plot 37) would be 28m from the rear of Lynwood and Dovedale. Plots 34-36 that directly face the rear of the existing houses would be some 37m away.
44. Opposite the existing housing the proposed 3 storey flats would be some 45m from the existing housing and separated by Stallings Lane and the SLINC verge. It is considered that the proposed development would not adversely impact upon residential amenity.

#### Scale/Appearance

45. The estate would be predominately two storey in nature with a relatively small number of two and a half storey and three storey properties. The apartment blocks would be three stories in height and in particular, the siting of the apartments set back some 22m from the junction of Stallings Lane and Tansey Green Road, would not look out of place at this location.
46. The proposed development would be of traditional style brick built houses, tiled roofs and a limited number of plots would be half rendered to the front elevations. It is considered that the scale and appearance of the properties would be appropriate in context and not adversely impact upon the character of the area.

#### Landscaping

47. Detailed landscaping plans and a planting schedule for Site 1 and 2 have been submitted with the application that would allow for native trees and shrubbery to be integrated into the site and provide an attractive visual appearance. The landscaping plans (numbered 'sheet 1 to 11' up to 'sheet 11 of 11') would be conditioned to any approval to ensure compliance and implementation.

### Access and Parking

48. Access to the two sites is off Stallings via a new traffic island that will be built and was granted planning permission by application No P11/0751. The overall development has been the subject of discussion between the applicant and Officers in order to ensure that the scheme has an appropriate balance between the level of parking provision and the safety of the highway network. The road and footway design has been carefully planned to enable additional on-street parking to be provided. Amended plans have been received that improve off street parking facilities, garage sizes, turning heads and general highway safety. Subject to a condition relating to the provision of the off street parking prior to first occupation of each phase of the dwellings, it is considered that there are no adverse impacts on highway safety. The NPPF also states that weight should be given to emerging Supplementary Planning Documents (SPD) when determining planning applications. As such, this planning application has been assessed against the Draft Parking Standards SPD.

### Public Art Feature

49. The theme for the sculpture is the railway line and trains that used to run through the site. The name of the sculpture is 'Agenoria' and this was the name of one of the four trains built by the Foster, Rastrick Company who were a steam locomotive manufacturing company of Stourbridge. The fourth locomotive, Agenoria, was built for service in 1829 and travelled on the Earl of Dudley's Shutt End Colliery Railway in Kingswinford Staffordshire.
50. The chosen design is abstract, representing the smoke from the funnel of the train which used to travel to and from the colliery on the railway line that ran straight through the application site. The height of the sculpture would be 2m with a width and depth of 0.8m respectively and a weight of 5.00 Tonnes (before it is carved). The sculpture would be made of Portland stone and would be located on the landscaped area close to entrance to Site 1 from Stallings Lane. It is considered that the sculpture would provide a link to the site's local identity and a positive contribution to the scheme as a whole.



### Planning Obligations

51. The applicant has submitted a financial viability assessment with the application regarding the delivery of affordable housing. At present the requirements is for 84 affordable housing units. The Council has appointed the Valuation Office Agency to undertake the assessment of the financial viability assessment and members will be updated at the Committee regarding the latest position.
52. The S106 Agreement was completed and signed prior to the release of the Outline Approval. Following submission of the Reserved Matters application the Council has reconsidered the necessary obligations in light of current requirements; this has resulted in the library contribution of £61,948.20 no longer being required. However the other obligations secured in the S106 Agreement would remain, to contain the **'Highway Works Contributions'** - meaning the sum of £25,000 as a contribution towards the upgrading of the traffic signals at the Bull Street, Himley Road junction and the **'Transport Infrastructure Improvements Contribution'** - meaning the sum of £298 per dwelling payable towards Transportation measures in the vicinity of the site ( $£298 \times 335 = £99,830$ ), as well as the affordable housing and travel plan elements. A Deed of Variation of the original S106 would be required to reflect the changes as set out above.

### Other Issues

#### New Home Bonus

53. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A "local finance consideration" means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

54. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
55. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
56. Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”.
57. This proposal would provide 334 houses generating a grant of 334 times the national average council tax for the relevant bands, plus an enhancement payment of £350 for each affordable housing unit provided per annum for 6 years.
58. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

## CONCLUSION

59. Consistent with national planning guidance, the proposed residential scheme would make efficient and effective use of land within the urban area for the residential development of the site with a range of dwelling types of an appropriate design, layout and scale. It is considered that the proposed development is acceptable in principle and that the detailed design of the scheme would not result in a detrimental impact on the character or appearance of the area, the amenities of the occupiers of neighbouring or proposed properties. The development is therefore considered to be

in accordance with the requirements of policies CSP1,CSP4, HOU1, HOU2, HOU3, TRAN2, ENV2 and ENV3 of the adopted Black Country Core Strategy (2011) and saved policies DD1, DD4, DD5, DD9 and EP7 of the adopted UDP (2005).

## RECOMMENDATION

60. It is recommended that the application be approved subject to
- a) the applicant signing a Deed of Variation to the existing S106 Agreement
  - b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

### **REASON FOR APPROVAL**

Consistent with national planning guidance, the proposed residential scheme would make efficient and effective use of land within the urban area for the residential development of the site with a range of dwelling types of an appropriate design, layout and scale. It is considered that the proposed development is acceptable in principle and that the detailed design of the scheme would not result in a detrimental impact on the character or appearance of the area, the amenities of the occupiers of neighbouring or proposed properties. The development is therefore considered to be in accordance with the requirements of policies CSP1,CSP4, HOU1, HOU2, HOU3, TRAN2, ENV2 and ENV3 of the adopted Black Country Core Strategy (2011) and saved policies DD1, DD4, DD5, DD9 and EP7 of the adopted UDP (2005).

The above is intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the application report.

## **NOTE TO APPLICANT**

The granting of planning permission does not confirm the structural integrity of the proposed development. Local Planning Authorities do not have a duty of care to individual landowners when granting applications for planning permission and are not liable for loss caused to an adjoining landowner for permitting development. Sections 77 and 78 of the Building Act 1984, provides Local Authorities with powers to take action with respect to dangerous buildings/structures. Therefore, should the development raise concerns in the future with respect to its structural stability there are powers under separate legislation to planning that would enable the situation to be rectified.

## **COAL AUTHORITY - GENERAL INFORMATION FOR THE APPLICANT**

Where development is proposed over areas of coal and past coal workings at shallow depth, The Coal Authority is of the opinion that applicants should consider wherever possible removing the remnant shallow coal. This will enable the land to be stabilised and treated by a more sustainable method; rather than by attempting to grout fill any voids and consequently unnecessarily sterilising the nation's asset. Prior extraction of surface coal requires an Incidental Coal Agreement from The Coal Authority; further information can be found at:

[http://coal.decc.gov.uk/en/coal/cms/services/licensing/license\\_apps/license\\_apps.aspx](http://coal.decc.gov.uk/en/coal/cms/services/licensing/license_apps/license_apps.aspx)

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<http://coal.decc.gov.uk/en/coal/cms/services/permits/permits.aspx>

Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 30268 - 20 - Rev H, Landscape proposals sheet 1 of 11, sheet 2 of 11, sheet 3 of 11, sheet 4 of 11, sheet 5 of 11, sheet 6 of 11, sheet 7 of 11, sheet 8 of 11, sheet 9 of 11, sheet 10 of 11 and sheet 11 of 11.  
House Type 819v, House Type 621, House Type 621 - Rendered Option, House Type 745 - Rendered Option, House Type 819 - Additional Ground Floor Window, House Type 819 - Rendered Option, House Type 1216 - Elevations, Type 955 - Applicable to Plot 79, Type 1089 - Additional Ground Floor Windows, House Type 1089 - Rendered Option, House Type 1162 - Rendered Option, Type 1400 - Rendered Option, Type 1216 - Layout Plans, Type 1225 - Elevations - Rendered Option, Type 1226 - Elevations - Rendered Option, Type 1227 - Additional Ground Floor Window, Type 1227 - Rendered Option, Type 1289 - Rendered Option, Type Apt2 - Elevations, Type 1400 - Rendered Option, Type 1685, Type 1735 Elevations - Rendered Option, Type A580 Elevations 1, Type A580 Elevations 2, Double Garage, Type Apt 2 Elevations (2 plans), Type Apt 2 Plans (GF), Type Apt 575 Elevations 1, Type Apt 575 Elevations 2, Type Apt 575 Plans 1, Type 955, Type 1089, Type 1735 floor plans, Type 621, Type 745, Type 934, Type 1400, Type 1735, Type 1251, Type 955v, Triple Car Port, Type 1227, Type 1227v, Type 1289, Type 818, Type 1100, Type 1159, Type 1225 Floor Plans, Type 1226 - Elevations, Type 1226 Floor Plans, Type 1162, Type 1225 - Elevations, 30268 - 12 Rev C and 30268 - 13 Rev C, 30268 - 15 Rev C and 30268 - 16 Rev C.
2. The agreed landscaping scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of each phase of the development. Any species which fail within five years of planting shall be replaced and any such landscaped areas shall be retained for the life of the development unless otherwise agreed in writing by the local planning authority.
3. Prior to the commencement of development details of the tree pits to be used on site (in particular to prevent pavement heave) shall be submitted to and approved in writing by the local planning authority, and each phase of the development shall proceed in accordance with the approved details and methods
4. Prior to the commencement of development, details of the works for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details prior to the occupation of each phase of the development hereby approved.
5. Prior to the commencement of each phase of the development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development (including the public squares) hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the

development shall be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.

6. Prior to the commencement of each phase of the development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be carried out in complete accordance with the approved details.
7. Prior to the commencement of each phase of development, details of the boundary treatments (including the acoustic fences on the Oak Lane boundary and the boundary to the scrapyard at the rear of plots 1 to 11) to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. Each phase of development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
8. Prior to the commencement of development, details of the landscaping scheme for the Oak Lane boundary (the area including the buffer zone and acoustic fence) shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of that particular phase of development.
9. Prior to the commencement of development details of the investigation and treatment of the mine entries and shallow coal mine within the planning application boundary (as set out in Phase 1 & Preliminary Phase 2 Ground Investigation and Test Report [dated 23 February 2009] and the Ground Investigation and Test report [dated 15 August 2005]) have been undertaken and completed shall be submitted to and agreed in writing by the local planning authority.









FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION



For Dordain Properties Ltd  
101540 002 0001

Tansey Green Road

Type 1251

Scale 1:100 (A3)



P12/0080  
House Type 1400



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION



NBA  
NBA Development Associates Ltd  
Bathurst, Derby, Devonport and  
10143 222 2441

Tansey Green Road

Type 1400

Scale 1:100 (A3)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION



NBA  
National Building Association Ltd  
01843 550 444

Tansey Green Road

Type 1289

Scale 1:100 (A3)





FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION



NBA  
Not a Building Association Ltd  
01447 882 444

Tansey Green Road

Type 1227v

Scale 1:100 (A3)



Tansey Green Road

Type 745 - Rendered Option



GROUND FLOOR



FIRST FLOOR



Tansey Green Road

Type 621 - Rendered Option





Tansey Green Road

Type 819 - Additional Ground Floor Window



Tansey Green Road

Type 819 - Rendered Option



Tansey Green Road

Type 745 - Rendered Option





Tansey Green Road

Type 621 - Additional Ground Floor Window



GROUND FLOOR



FIRST FLOOR



Tansey Green Road

Type 621 - Rendered Option







P1210080  
House Type 1227



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Stone cills to  
prominent side  
elevations only



THE GOODWIN ASSOCIATES LTD  
Architects, Property Designers and  
Interior Designers  
01549 862 444

Tansey Green Road

Type 1227

Scale 1:100 (A3)



Tansey Green Road

Type 955v



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Stone clt to  
prominent side  
elevations only



101043 752 3441

Tansey Green Road

Type 1159

Scale 1:100 (A3)





NBA  
New Bedford Associates Ltd  
Architects - Property Development - Land  
01348 363 448

Tansey Green Road

Type 1100

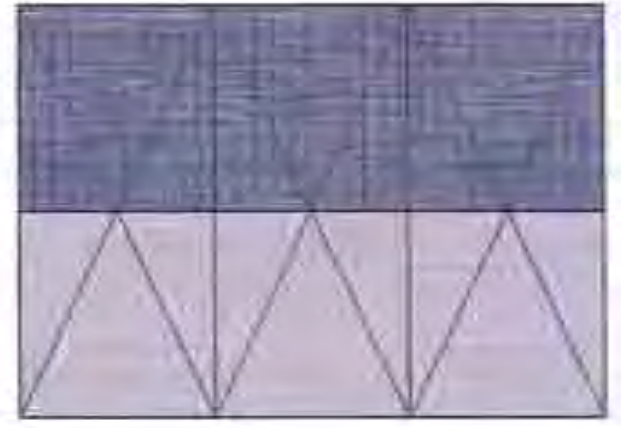
Scale 1:100 (A3)

# Triple Carport

Tansey Green Road



PLAN



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Palazzo Triple carport



P1210080

House Type 1735  
elevations



FRONT ELEVATION



SIDE ELEVATION

Stone cills to  
prominent side  
elevations only



REAR ELEVATION



SIDE ELEVATION

Stone cills to  
prominent side  
elevations only



NBA  
The National Building Association Ltd  
01245 382 844

Tansey Green Road

Type 1735 Elevations

Scale 1:100 (A3)

P12/0080  
House Type 1735  
Floor plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Tansey Green Road

Type 1735 Plans

Scale 1:100 (A3)



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



Net Brickwork Associates Ltd  
Architects, Planning, Designers and  
Landscape Architects

Tansey Green Road

Type 934

Scale 1:100 (ms)



P12/0080  
House Type 1735  
Floor plans



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Tansey Green Road

Type 1735 Plans

Scale 1:100 (A3)

P210080  
House Type 1089



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Stone cills to prominent side elevations only



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NBA  
NBA Building Associates Ltd  
Architects & Property Development  
01945 842 444

Tansey Green Road

Type 1089

Scale 1:100 (A3)

P12/0080  
House Type 1226  
Floor plans.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Not a product of the NBA  
NBA Properties, Inc.  
© 1992 NBA, Inc.

Tansey Green Road

Type 1226 Plans

Scale 1:100 (A3)



P1210080  
House Type 1226  
Elevations



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



The National Association  
of Broadcasters  
1000 15th Street, N.W.  
Washington, D.C. 20004

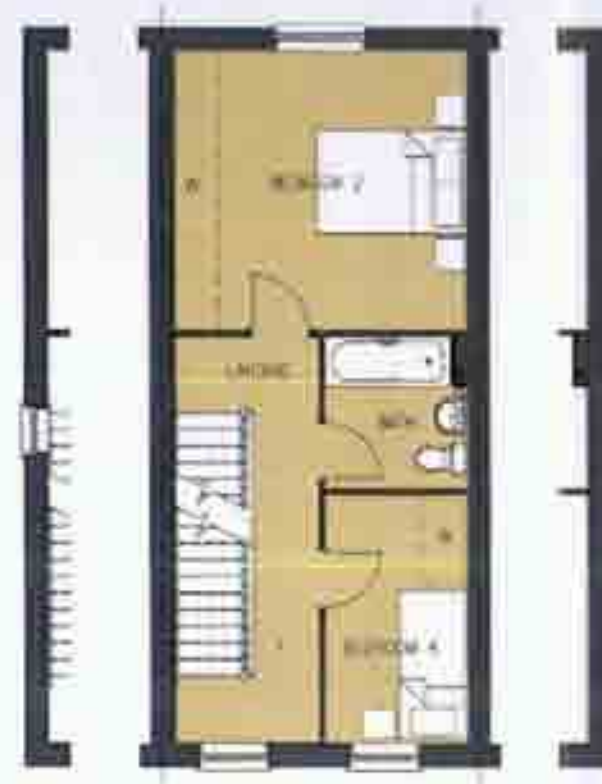
Tansey Green Road

Type 1226 Elevations

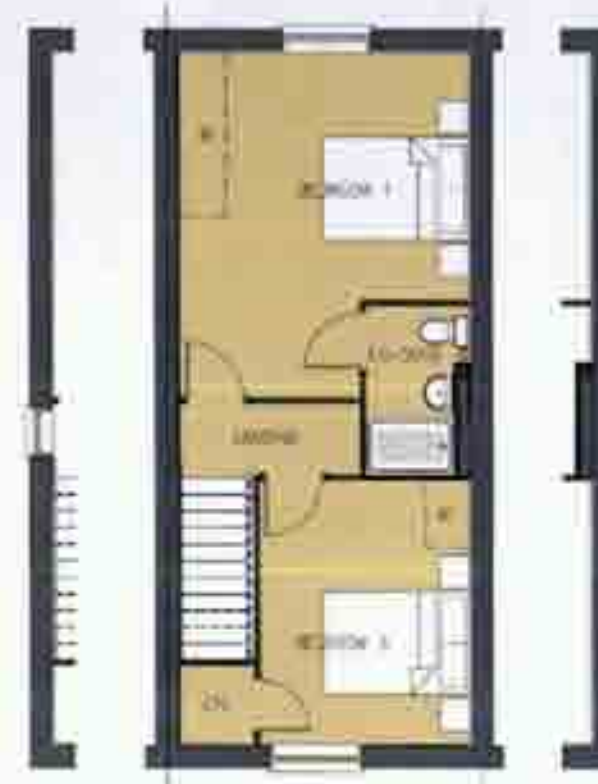
Scale 1:100 (A3)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Tansey Green Road

Type 1225 Plans

Scale 1:100 (A3)