STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First Name:	Kerry	Surname:	Fletcher
Company name:					
Street address:	6 Lancaster Avenue				
				Telephone number:	
				Mobile number:	
Town/City:	Leek			Fax number:	
Country:				Email address:	
Postcode:	ST13 6AX				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Dukesell
Company name:	DBD Architectural Consultancy Ltd				
Street address:	50 Broad Street				
				Telephone number:	01538383118
				Mobile number:	07773079559
Town/City:	Leek			Fax number:	
Country:				Email address:	
Postcode:	ST13 5NS				andrewd@dbdconsultants.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Riverside Lodge

Street address: Land by Leekbrook House

Basford Lane

Town/City: CHEDDLETON

Postcode: ST13 7DT

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 398734

Northing: 353929

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Proposed 4 bedroom detached dwelling with the demolition of garages to the east of the caravan

Application reference number: SMD/2017/0517 Date of decision: 03/11/2017

Please state the condition number(s) to which this application relates:
Condition number(s):

3. Before the commencement of development, details of the type, texture and colour of the proposed render, tiles, feature bricks and hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and the agreed materials shall be used in the construction of the development.

8. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

9. Before the commencement of the development hereby permitted, details of proposed foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and the agreed drainage scheme shall be implemented before the development is brought into use.

Has the development already started? ○ Yes ◉ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

Roof to be covered with Cembrit Moorland 600mm x 300mm ManMade Fibre Cement Slate - Blue/Black- sample submitted to SMDC offices
Walls to be rendered with through coloured silicone K Rend TC15 Mocha colour - sample submitted to SMDC offices
Doors and Windows to be white framed uPVC with high efficiency double glazed units.

6. Discharge of Condition(s)

External paving to be grey concrete.
Boundaries to timber fences with Holly & Hawthorn informal hedge, see submitted site plan.
Foul Drainage to discharge into a packaged water treatment tank to Environment Agency specification for discharge into water course.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 01/03/2018