Planning Services Ltd

Director: A W Newby B.Sc DMS

Registered in England N* 2458413

Townend
Waterfall
Waterhouses
Staffs ST10 3HZ
Tel (01538) 308043
web: www.pmeplanning.co.uk
email: enquiries@pmeplanning.co.uk

Approval of Details Reserved by Condition
Proposed Dwelling, Land Adjacent 13 Belmont Road, Ipstones, Staffs, ST10 2JN, Ref SMD/2017/0502

1. Introduction

1.1 The applicant gained planning consent for the aforementioned development on the 3rd November 2017, ref Ref SMD/2017/0502.

1.2 This application seeks to discharge condition 3 relating to materials and condition 5 relating to the access. It is anticipated that the conditions will be part discharged. The conditions will be fully discharged once the development has been implemented as approved.

1.3 The conditions are italicised with details provided below.

1.4 This document should be read in conjunction with the following plans and documents:

i).	Site Location Plan	Location 1-2500 A3.pdf
ii).	Access Plan:	Access 1-200 A3.pdf

2. Condition 3 Reads:

2.1 *The development hereby permitted shall not be commenced until samples of types and colours of all facing materials and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

2.2 The following samples have been provided:

i).	Facing brickwork:	Ibstock Cheshire Weathered
ii).	Stonework:	Natural Gritstone from Birchover Quarry
iii).	Roofing Tiles:	Marley Hawkins Staffordshire Blue.

2.3 The materials are indicated in pictorial form below:



Fig. 1. Ibstock Cheshire Weathered Facing Brick



Fig. 2. Birchover Stone, for quoins, head, cills



Fig. 3. Marley Hawkins Staffordshire Blue Clay tiles

3. Condition 5 Reads:

3.1 *No development shall commence until a detailed plan showing the access including any entrance gates, parking provision and turning areas; to include dimensions and description of materials, has been submitted to and agreed in writing by the local planning authority. The area designated for parking and turning shall be set back a minimum of 5m from the public highway and made up of a bound and porous material.*

3.2 An amended block plan was submitted during the course of the application. The accompanying access plan includes the following revisions:

i). Permeable bit-mac has been specified for the 1st 5m of the driveway.
ii). The dimensions of the driveway have been indicated.
iii). No obstructions to visibility over 0.9m within 2.4m of highway boundary specified.
iv). An inward opening gate gate indicated and details provided.

Please refer to the accompanying access plan for further details.

A W Newby, B.Sc (Eng). DMS.
PME Planning Services
Monday, 12 March 2018