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. Site Address

Number	
Suffix	
Property name	Park Bungalow
Address line 1	Blakeley Lane
Address line 2	
Address line 3	
Town/city	Dilhorne
Postcode	ST10 2PS

Description of site location must be completed if postcode is not known:

Easting (x)	397806
Northing (y)	346946

Description

2. Applicant Details

Title	Mr
First name	Mark
Surname	Brassington
Company name	
Address line 1	c/o Lodge Hill
Address line 2	Wallbridge Drive
Address line 3	
Town/city	Leek

2. Applicant Details

Country	United Kingdom
Postcode	ST13 8NE
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	Philip
Surname	Plant
Company name	P4architecture
Address line 1	Lodge Hill
Address line 2	Wallbridge Drive
Address line 3	
Town/city	Leek
Country	United Kingdom
Postcode	ST13 8NE
Primary number	07962062618
Secondary number	
Fax number	
Email	p4architecture@hotmail.co.uk

4. Description of the Proposal

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

Discharge of Conditions 2,3,5 & 6 of Planning Permission SMD/2018/0135

2. The development hereby permitted shall not be commenced until samples of all roof tiles and facing materials 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.
Reason:- To ensure that the external appearance of the development is satisfactory.

3. Prior to the commencement of development a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of boundary treatment, hard landscaping, including surface material, shrub and hedge planting, giving specification for species, positions, planting size 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. 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.
Reason:- In the interests of Green Belt and visual amenity.

4. Description of the Proposal

5. Prior to the commencement of development the undertaking of a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks proposed to the development by past shallow mining activity shall be carried out. A report of the findings arising from the intrusive site investigations, the results of any gas monitoring and a scheme of proposed remedial works shall be be submitted to approved in writing by the Local Planning Authority. All approved remedial works shall be implemented prior to the first occupation of the development.
Reason:- In the interests of the safety and wellbeing of future occupants of the site having regard to historic coal mining features and hazards.

6. The development hereby permitted shall not be brought into use until details of the 2.4mx215m visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall be provided in accordance with the approved plan prior to the development being brought into use and thereafter be kept free of all obstructions to visibility, excluding trees, over a height of 900 mm above the adjacent carriageway level.
Reason:- To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

Reference number

SMD/2018/0135

Date of decision (date must be pre-application submission) 29/06/2018

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

Condition number(s)

2,3,5 & 6

Has the development already started? ○ Yes ◉ No

5. Part Discharge of Conditions

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

6. Discharge of Conditions

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

See attached drawings and accompanying letter.

7. 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

8. Pre-application Advice

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

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 (cannot be pre-application) 24/01/2019