

PROPOSAL SCHEME

This is an outline planning application for a small housing development replacing the existing car workshop premises.

DEMOLITION

The existing workshop buildings shown dotted on plan are to be carefully removed along with shipping containers utilised for storage. In addition the site is to be cleared of all debris associated with the car repair business including all car bodies and tyres stacked in various locations around the site.

DEMOLITION TO ADJACENT SITE

A delapidated building adjoining one of the workshop buildings is to be removed as part of these proposals with the area cleared and left for owner to surface.

ACCESS DRIVE

The existing access serving the site is to be improved as indicated. The road is to be 4.2m in width and have 6.0m radius kerbs at intersection with the existing highway.
Visibility splays of 2.4m x (as specified by SCC) are to be provided at the junction with Winterfield Lane.
The new access drive is to be formed in strict compliance with Staffs County Council Highway specification.

SERVICES

Gas, electric, water etc services are to be installed below the private access drive.

DRAINS

Foul water drains from the development are to be connected into the foul sewer sited in the adjacent field to the north. Storm drains are to be discharged into soakaways.

SITE BOUNDARIES

Trees to the site frontage are to remain but shall be trimmed back to achieve the required visibility sight lines required by Staffs County Council Highways.
The north and east boundaries currently overgrown hedgerows are to be carefully trimmed back to a more managable level which can be maintained by the new occupants. Where hedges are missing new mixed native species shall be planted to infill gaps.
The southern boundary adjacent plot 4 is to be replaced with a new 2.0m high close boarded timber fence. From the new fence line to the highway is to be formed with a new mixed native species hedgerow behind a timber post and rail fence. A new access gate is to be provide to serve the adjacent site.



scale bar @ 1:200

Mr F Filcher

PROPOSED RESIDENTIAL DEVELOPMENT
WINTERFIELD LANE
HULME,
Nr WESTON COYNEY,
ST3 5BD
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
AUGUST 2019	A1	1:200
Drg No.	Rev.	Drawn
2018-2384-03	-	RG

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists Registered Practice
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.