From: Mike Sowerby <>
Sent: 25 September 2019 12:10
To: Planning (SMDC)
Subject: Application No: 13/00586/FUL - Discharge of Conditions
Attachments: IMG_1867.jpg; IMG_1869.jpg; IMG_1871.jpg; IMG_1873.jpg; IMG_1872.jpg; IMG_1868.jpg; IMG_1870.jpg; IMG_1874.jpg; Brooklands - Landscape.pdf; Brooklands - Drainage.pdf; IMG_1908.jpg; IMG_1909.jpg; IMG_1910.jpg

Categories:

FAO Planning Officer Covering Birchall, Leek.

Having recently chased the company that prepared the information for the above application, it has been bought to my attention that not all the conditions of the above were deposited for approval as I understood was the case.

Below, I have used the format of the original decision notice to address each condition. Please advise of the fee applicable in order that I can make payment to allow you to process the discharge of all conditions.

FULL PERMISSION FOR DEVELOPMENT - Application No: 13/00586/FUL

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, HEREBY GRANTS PLANNING PERMISSION for the development described above subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.
Noted. Works commenced on site immediately after receipt of approval.

2.The development hereby permitted shall not be commenced until samples of all roof tiles 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.
Noted. Brick and roof tile samples were deposited for agreement – see condition 15.

3.The development hereby permitted shall not be commenced until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site. Reason:- To provide adequate privacy and an acceptable external appearance.
The enclosure of the site has been carried out as originally stated within the application document (photographs enclosed):

Description of existing materials and finishes:
Rear boundary - timber post and rail fence
East boundary - post and wire stock fence
West boundary - post and wire fence
Front boundary - open
Description of proposed materials and finishes:
Rear boundary - timber post and rail fence
East boundary - post and wire stock fence
West boundary - post and wire fence
Front boundary – open – see landscape plan

4.No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development. Reason In the interests of the visual appearance of the development and the amenities of the area.
See enclosed plan and photographs – the hedge has been re-planted twice due to decimation due to rabbits in the adjacent field; the additional net protection and lower rabbit population this season has allowed the hedge to begin establishment.

5.All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner: and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation. Reason:- In the interests of the visual appearance of the development and the amenities of the area.
Planting complete.

6.The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority. Reason:- In the interests of highway safety. **Noted.**

7.The development hereby permitted shall not be brought into use until the access to the site within the limits of the public highway has been completed. Reason:- In the interests of highway safety.
Noted and complete.

8.The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material. Reason:- In the interests of highway safety.
Noted and complete.

9.The development hereby permitted shall not be brought into use until the access and parking areas have been provided in accordance with the approved plans. Reason:- In the interests of highway safety.
Noted and complete.

10. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority. Reason:- In the interests of highway safety.
Noted and complete – see drainage drawing and photo enclosed.

11.Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations. 08:00 - 18:00 hours (Monday to Friday); 08:00 - 13:00 hours (Saturday) No working is permitted on Sundays or Bank Holidays.
In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary. Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.
Noted.

12.In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
Noted. Historic information provided by vendor was proved through trial holes – the site having a top layer of vegetation / topsoil to an average depth of 285mm and that the strata below was generally firm sandstone.

13.No top soil or fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority. Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
Noted. Vegetation was cleared to adjacent field and top soil was stockpiled in adjacent field and was reintroduced to site at completion of works.

14.The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use. Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
See enclosed drainage plan – drainage design and installation has since been tested and verified by Approved Inspector.

15.The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans, email from agent dated 17 April 2013 and specifications as follows:-

Un-numbered Location Plan Drawing No. 5609/001 –
Site Plan Drawing No. 5609/002 –
Plans and Elevations
Un-numbered views
Email from agent dated 01/07/2013 specifying brick-type

Reason:- For clarity and for the avoidance of doubt
Stated brick and roof tiles were sourced and used.

I enclose photographs of completed development to clarify compliance with the permission. If you require anything further, please do not hesitate to contact me.

I look forward to receiving conditions sign off in due course.

Regards

Mike Sowerby

m.

4property consult ltd
Brooklands, 21 Sandybrook Lane, Leek, Staffordshire ST13 5RZ

COMMERCIAL – INDUSTRIAL – RETAIL
Company No. 8330872