STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Sinead Rose
Geoff Perry Associates Ltd
28 Erdington Road
Aldridge
WS9 8UH

Mrs C Mellor
Charter House
Sandford Street
Lichfield
WS13 6QA

Application no: SMD/2019/0486

Determined on: 18th March 2020

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
Land Adjacent 17 Saltersford Lane, Alton, Staffordshire

Description of Development:
Reserved matters for details of Appearance, Landscaping, Layout and Scale for residential development of 22 dwellings

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development.

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless required by any other condition attached to this permission:

A852 01A	Site Location
02 J	Planning layout
03 D	Coloured Layout
04C	Enclosure
05D	Materials plan
06C	Occupancy plan
07C	Massing plan
08C	Tenure plan
30	Block plan
7481-220-P4	External works
7481-221-P3	External works
P20- 0040- 01D	Detailed soft landscaping
P20-0040 - 02D	Detailed soft landscaping

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A 852-48B - Site section Orchard view
House type brochure submitted by e-mail dated 28th January 2020

Reason:- For the avoidance of doubt and in the interests of proper planning.

Highways
2. Prior to the first occupation of any permitted new dwelling the parking area and turning area for that dwelling shall be provided and surfaced in a bound material in accordance with the approved plans and shall thereafter be retained for the life of the development for their designated purposes.
Reason:- In order to comply with the NPPF and in the interest of Highway Safety

External finish
3. Notwithstanding the submitted details and prior to the construction of any of the dwellings above slab level full details of the following shall be submitted to and approved in writing by the Local Planning Authority:-

- Samples of all proposed facing materials
- Window details including materials
- Eaves and verge detail (which shall be dry edges with brick detailing; no barge boards or tile edging strips)

The development shall thereafter be carried out in accordance with the approved details.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

4. Notwithstanding any details shown on the approved plans, the windows and doors of the proposed development shall be set back a minimum of 50 mm from the edge of the brickwork around the window opening
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

5. The planting scheme shown on drawing P20-0040-01D and P20-0040- 02D 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, shrubs, herbaceous plants and grass 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:- To ensure an appropriate landscaping scheme in the interests of the external appearance and the character and appearance of the area.

6. No development shall take place above slab level until full details of the proposed road lighting have been submitted to and approved in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details.
Reason:- In the interests of residential amenity and the character and appearance of the area.

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7. Notwithstanding the submitted plans, all road and parking spaces shall be block paved throughout the development from plot 19 eastwards to include the turning head, details of which shall be submitted to and agreed in writing with the LPA prior to the development taking place above slab level. The development shall subsequently be carried out in accordance with the agreed details.
Reason:- In order to ensure the satisfactory appearance of the development

8. Notwithstanding the submitted plans and prior to the commencement of any development (including site stripping and clearance) full details of all proposed retaining walls (height, materials and copings) and proposed ground levels within the site including finished floor levels and sections where necessary shall be submitted to and agreed in writing by the LPA. The development shall thereafter be carried out in accordance with the approved details.
Reason:- In order to ensure the satisfactory appearance of the development and its relationship with adjoining properties/land.

9. Prior to any of the dwellings hereby approved being occupied details for the future maintenance and management of those areas of open space shown on the approved plans to be outside of plot curtilages shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall thereafter be carried out for the life of the development
Reason:- To ensure appropriate maintenance and management of open spaces within the development in the interests of the appearance of the development.

10. The Landing window in the side elevation of Plot 1 hereby permitted shall be glazed in obscured glass prior to the first occupation of the dwelling and shall be permanently retained as such.
Reason:- In the interests of the privacy and amenity of the adjacent property.

Informatives

1. The Council has entered into extensive negotiations with the applicant to secure a sustainable development that complies with the National Planning Policy Framework

2. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 (or S219 Exemption) of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

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On behalf of Staffordshire Moorlands District Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at buildingcontrol@staffsmoorlands.gov.uk

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

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8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

11. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.