8th April 2020

Miss. J. Howard
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Julie

REMOVAL OF CONDITION 4 OF SMD/2019/0620 – THE MONKHOUSE, CHEADLE

On behalf of our client Mr. P. Climpson I would be grateful if you would find enclosed a planning application proposing the removal of condition 4 of application SMD/2019/0620.

The application constituted a s73 submission pertaining to application SMD/2018/0232, and granted consent for the erection of three detached dwellings on the site. In granting permission a number of conditions were imposed, including condition 4, which requires the following:

"Before the proposed development commences the access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 10m from the rear of the highway boundary.

Following discussions between the applicant and the Local Highway Authority (David Plant), it has been agreed that following a recent land slip on Prince George Street and the associated problems caused by that, that it would be preferable for the existing driveway to be maintained at its current gradient, rather than requiring it to be dug out and lowered.

The Local Highway Authority acknowledge that the access will be steeper than that they would normally expect for a new development, but given recent events in the locality and the fact that it is an existing access that has served The Monkhouse for years without issue, they have confirmed that they would be supportive of an application to remove the condition. In light of the above the Local Authority is therefore requested to grant consent to remove the condition.

I trust this proposal will be of interest and should you have any queries or concerns in respect of the application then please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices

Rob Duncan BSc(Hons) MA MRTPI
Planning Consultant