

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 215.0m are required to the north which can be achieved with the trimming back of foliage along the site frontage to Winterfield Lane. 2.4m x 45.0m sight line is to be provided to the south which will require the adjacent hedgerow to be removed and reset to the rear of this line.
The grass in front of the sight line is to be maintained at a height not exceeding 600mm.
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.
Where the hedgerow is removed to form the southern sight line a new native species hedge is to be replanted behind as noted below.

HEDGEROWS :-
A hedgerow is to be planted to the side and rear boundaries, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose). Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

0.0m 5.0m 10.0m
scale bar @ 1:200

Mr F Filcher

PROPOSED RESIDENTIAL DEVELOPMENT
WINTERFIELD LANE
HULME,
Nr WESTON COYNEY,
ST3 5BD
PLANNING PROPOSAL 2
SITE PLAN

Date	Sheet	Scale
APRIL 2020	A1	1:200
Drg No.	Rev.	Drawn
2018-2384-08	A	RG

A - 26/05/2020 - SIGHT LINES ADDED TO LAYOUT

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