STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr Climpson
The Monkhouse Prince George Street
Cheadle
ST10 1HX

Application no: SMD/2020/0196

Determined on: 09/06/2020

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

FULL PERMISSION FOR DEVELOPMENT

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:
The Monkhouse Prince George Street Cheadle Staffordshire ST10 1HX

Description of Development:
Removal of Condition 4 in relation to SMD/2019/0620

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 approved shall be completed and maintained in accordance with the submitted plans and specifications as follows:-

00219 PL(0)01 Rev C
00219 PL(0)02 Rev D
00219 PL(0)05

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A to H and Part 2 Class(es) A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.
Reason:-
To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and to protect the residential amenities of neighbouring residents.

3. The gradient of the existing access shall not be altered.
Reason:-
In the interests of highway safety

4. The access rear of the carriageway edge shall be constructed in permeable asphalt tarmac.
Reason:-
In the interests of highway safety

5. Before the proposed development is brought into use the parking and turning areas shall be surfaced in a bound porous material with parking bays clearly delineated and allocated in accordance with the plans hereby approved which shall thereafter be retained as such for the life of the development.
Reason:-
In the interests of highway safety

6. Within two months of the date of the decision notice, details of the surface water drainage, including surface water outfall from parking and turning areas, shall be submitted to and approved in writing by, the local planning authority which shall thereafter be constructed in accordance with the approved details and provided before the development is first brought into use.
Reason:-
In the interests of highway safety

7. Within two months of the date of the decision notice, the access drive shall be built with surface water drainage interceptors which shall be sited across the access immediately to the rear of the highway boundary in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall thereafter be constructed in accordance with the approved plans and retained for the life of the development.
Reason:-
In the interests of highway safety

8. Any proposed soakaway shall be located a minimum of 5m rear of the highway

Reason:-
In the interests of highway safety

9. No deleterious material shall be deposited on the public highway.
Reason:-
In the interests of highway safety

10. No vehicles exporting materials shall leave the site Monday - Friday between the hours of 0800-0900 & 1500-1600.
Reason:-
In the interests of highway safety

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.

12. The development shall be undertaken in exact accordance with the Construction and Environmantal Method Statement 00219-CEMP submitted with Discharge of Condition application DOC/2019/0068.
Reason:-
To protect the amenities of the area from dust and to protect the public highway.

13. The development shall be undertaken in exact accordance with the document Peak_Associates_Phase_1_Investigation_Report._The_Monkhouse._QA_No._12025._6.3.201
Reason:-
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

14. In the event that contamination, including surface coal measures, is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing 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 recommence 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 approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and approved in writing by the Local Planning Authority.
Reason:-
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

15. No top soil 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 shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall 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 by the Local Planning Authority.
Reason:-To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.
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16. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
Reason: To protect the amenities of the area.

17. Within two months of the date of the decision notice, details of the works for the reinstatement of the front boundary wall shall be submitted to and approved in writing by the Local Planning Authority and the approved works shall be completed before the development is first brought into use.
Reason:-
In order to protect the character and appearance of the Conservation Area.

18. The retaining wall to the rear of the bungalows hereby approved, as shown in drawing 00219 PL(0)05 shall have finishing materials which match the brick finishing materials of the dwellings hereby approved before the development is first brought into use.
Reason:-
In order to protect the character and appearance of the Conservation Area and the residential amenities of the occupants of the dwellings hereby approved.

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19. The land levels of the application site shall be completed in accordance with drawing 00219 PL(0)05 before the development is first brought into use.
Reason:-
In order to protect the character and appearance of the Conservation Area and the residential amenities of the area.

20. Within two months of the date of the decision, details of the type, texture and colour of all surface and fenestration materials for the development hereby approved
shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the construction of the development.
Reason:-
In the interests of the character and appearance of the Conservation Area.

Informative

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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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 BControl@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.

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.
13.