Dealt with by: Rob Duncan

Our Ref: 08/01703/FUL

Your Ref:

Direct Dial: (01538) 395400 ext 4120

Date: 22nd October 2009

Ms. C. Hancock
Churnet Grange
Cheddleton
Staffordshire
ST13 7EP

Dear Ms. Hancock

Planning Application Reference: 08/01703/FUL
Land Adjacent to Churnet Grange, Cheddleton, Staffordshire Moorlands

I refer to the information recently submitted to this department in connection with conditions imposed on the above planning consent.

Condition 3 – Boundary Enclosures
I am satisfied that the provision of no boundary enclosures is acceptable in this instance given the extent of existing landscaping and absence of badger activity, and accordingly consider the requirements of the condition to have been met.

Condition 5 – External Materials
I can confirm that the proposed materials of construction with joinery/deck rafters to match the rest of the cabin, is generally acceptable. However, I do have reservations about the proposed staining for the cabins. The Council would wish to see uniformity throughout the development, rather than 3 different varieties of finish. I would suggest the green finish as this will enable the development to closely assimilate with its surroundings. I would also like to take this opportunity to remind you that the cabins must be constructed in accordance with the approved plans. If you are minded to secure an alternative design/appearance of cabin, you may need to re-apply for permission. Steve Williams will be able to provide you with further advice in this regard should the need arise.

Condition 6 – Landscaping
I can confirm that the proposed landscaping and planting scheme is acceptable and meets the requirements of this condition.

Condition 7 – Tree Protection Measures
The submitted details do not appear to show the positions of the tree protection measures, although this may be because this is a duplicate version of Plan B. I would be grateful if you could let me have a revised plan showing the position on the tree protection measures after which I be able to confirm their acceptability or otherwise.

Condition 10 – Finished Floor Levels
I can confirm that the proposed finished floor levels are acceptable and meet the requirements of this condition.

Condition 12 – Drainage
Following consultation with our Building Control Department I can confirm that the proposed drainage details are acceptable, provided that the treatment plant is located a minimum of 7m from any of the buildings.

As a final point I would like to take this opportunity to apologise to both yourself and Mr. Hill for the delays in dealing with this matter, and for the misplacement of the originally submitted information. Your co-operation in this regard was appreciated.

Yours sincerely,

Rob Duncan
Development Control Manager