



ARCHITECTURAL

To Whom it May Concern,

In reference to the previous application SMD/2021/0439 and following on from various discussions with the assigned planning officer, Arne Swithenbank in December 2021, it was agreed by both ourselves and Arne to withdraw the application and re assess the development to allow for the correct number of parking spaces required.

Email from Arne Swithenbank – 24/11/21

Thank you Sam for these revisions – I am about to forward to my Highways and EHO colleagues.

Just one initial observation from me – the first floor layout shows two dwellings. You quote in your e-mail Appendix 2, Class C3 section 4A. This clearly states for flats of up to 2 bedrooms – 1 parking space per dwelling is required. This proposal wld need to have two parking spaces allocated for the first floor residential.

After speaking with the client it has been agreed that we will reduce the number of flats on the first floor to a two bed flat instead of two, one bed flats to allow for the correct number of parking spaces as per the Staffordshire Moorlands Local Plan, Appendix 2, Class C3, Section 4A.

SCC Highways Comments - 03/08/2021

Refusal Recommendations: This application should be refused for the following reasons:-

- 1. The application is deficient and does not show the required number of parking spaces.*
- 2. Fails to provide an adequate servicing area for deliveries to the site.*

We have also reduced the size of usable shopping space to 85.5m² which is 3.5m² more than the existing building. The existing conservatory is 26.5m² and we have added a delivery area of 29m². This will now allow us to have 6 parking spaces for the shop as per the Staffordshire Moorlands Local Plan, Appendix 2, Class A1 section ii, and 1 parking space for a living area of up to two bedrooms as per the Staffordshire Moorlands Local Plan, Appendix 2, Class C3 section 4A.

The opening times for the proposal are between 6am – 11pm Monday to Friday and 6am – 11pm Saturday with the shop been closed on Sundays and bank holidays. All deliveries will be made before 6am Monday – Saturday and will mainly be for bread, this has already been agreed with the supplier that a HGV will not be required as it will only be a small delivery. All other produce will be picked up by the owner of the store and delivered before the store opens to the public, this will not require a HGV either as the owner has not got a HGV licence.

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Comments from Environmental Health – 11.08.21

Potential Areas Of Environmental Concern.

1. *Delivery Times – Condition* – Yet to be agreed with client
2. *Plant and Machinery/ Operational Noise (Further information Required)* – Additional information of fridges and freezers has been attached to email with location of plant added to drawing
3. *Artificial Lighting - Condition - Conditioned*
4. *Site Waste – Bin Storage Area (Further information Required)* – Additional information has been added to drawing
5. *Noise transfer (Building regulations and noise assessment)* – Noise assessment to be carried out

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