

From: check@checkley-parish-council.gov.uk
To: [Dawn Plant](#)
Cc: [Ben Jones](#); [Brenda Shultz](#); [Colin Pearce](#); [Gareth Buckley](#); [Keith Fletcher](#); [Paul McCormack](#); [Pete Wilkinson](#); [Sandra Peck](#); [Stephanie Bennett](#); [Steve Buckley](#)
Subject: Checkley Parish Council planning responses
Date: 23 June 2023 07:30:14

Good Morning
Please find below the responses from Checkley Parish Council regarding the following planning applications:-
Could you please acknowledge receipt.
Kind regards
Dawn Plant
Locum Clerk to the Council

10.2 Applications for Consideration					
	SMDC No	End of Consultation Period	Address	Proposed Application Details	Action
10.2.3	SMD/2022/0199	16/06/2023 ext. requested	Land Adjacent To Daisy Bank Farm Uttwoeter Road Upper Tean	Reserved matters application and associated discharge of conditions 3, 11 and 13 pursuant to outline planning permission ref. SMD/2018/0509 for the residential development of 55 dwellings including the creation of a new access, car parking and ancillary landscaping. 401372.69 339078.81	Applied on 12th July 2022 3. Details of the Appearance, Layout, Scale, Appearance and Landscaping. 11. Tree protection plan and arboriculture method statement ; 13. Ecological Management Plan (EMP) Subsequently added to This Application on 19th May 2023 13. Revised Ecological Management Plan (EMP) 18. Sustainable Drainage scheme ; 19. Drainage plans for the disposal of foul and surface water flows ; This Application, however, still does not provide for reserved matters Conditions 12. Construction Environmental Management plan (CEMP) ; 20. Demolition and Construction and Environmental Method Statement ; 21. Detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters ; Therefore a further Application/ Applications are still required before any Development can commence. Checkley Parish Council are extremely concerned that the Grant of Outline Planning Permission was approved on 15th October 2019 and the Applicant has still not satisfactorily succeeded in the discharge of all Reserved Matters and has therefore failed to comply with Condition 2 of the Grant of Outline Planning Permission as follows : "2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and thereafter the development shall only be carried out in accordance with the details as approved. Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004. " Checkley Parish Council are therefore Objecting to this Application and furthermore would suggest that as more than 3 years has passed since the date of Outline Planning Permission a new and Revised Application is now required. This proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Council Regulation 16 Neighbourhood