

Mr Christopher Johnston
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

5 July 2024
EP ref: 24-056

Dear Mr Johnston

Re: Planning Portal reference: PP-13194630
Site: Land off Tenford Lane, Upper Tean, Stoke on Trent

Please find enclosed an application seeking the discharge of conditions 6 and 11 on permission SMD/2024/0031 for residential development at the above site.

The application comprises the following:

- Application form.
- K22-001-305 Rev D – SUDS Maintenance Plan.
- M3774-PA-03-POA – bench detail.

Condition 6

Condition 6 states:

6. Before the development is first brought into use, seating benches and signage for the public open space hereby approved shall be installed in accordance with siting and elevation drawings and details of finishing materials to be submitted to and approved in writing by the Local Planning Authority.

Reason:-

In the interests of the amenity value and appearance of the public open space.

This condition originates from the original reserved matters consent and the consultation response from leisure services which is set out at paragraph 6.32 of the committee report for the reserved matters application stated that:

“The development includes a very generous area of public open space to the west of the site. It is welcomed to see that there will be a pedestrian hard-surfaced pathway around this open space giving opportunities for gentle exercise. The extended paths which will be provided by way of mown sections of the wider open space are also welcomed. Path distance signs and seating/benches are also recommended...”

(our emphasis)

The enclosed bench detail indicates that it is proposed to locate two benches within the open space, one at the highest, most northerly section of the footpath loop (south facing) and one to the west side of the lower section of the POS footpath loop, facing east.

On reviewing the proposals afresh, the proposed footpath loop is relatively short and it isn't considered that there is a requirement for path distance signs as a result. As such we propose benches only to comply with this condition and we trust this is acceptable.

Condition 11

Condition 11 states:

11. Prior to the occupation of the development the following additional details are to be incorporated in the scheme approved under Condition 10 and approved in writing by the local planning authority:

" Provision of a finalised management and maintenance plan to ensure continued performance of the system for the lifetime of the development. Details of the maintenance arrangements shall be provided, to include a schedule of activities with frequencies, together with the name and contact details of the party or parties responsible for ongoing maintenance. This shall include permeable paving”.

"Provision of the name and contact details of the party or parties responsible for the construction phase maintenance strategy. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:-

To ensure the long-term management and maintenance of the SuDS infrastructure.

This detail is shown on the enclosed plan K22-001-305 Rev D – SUDS Maintenance Plan.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of the same.

The planning application fee of £145.00 has been paid by BACS transfer via the Planning Portal.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Caroline Payne

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