

Our ref. P21-1771

27th June 2024

Planning Department
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

VIA PLANNING PORTAL

Dear Sir/Madam

Planning Portal Reference: PP-13165233
For the Approval of Details Reserved by Conditions 3, 28, and 29 Part C
Application Reference no. SMD/2022/O249
Land off Cheadle Road, Upper Tean, Staffordshire

Pegasus Group on behalf of Keepmoat Homes Limited ("the Applicant"), are pleased to submit an application for the approval of details reserved by conditions on planning permission reference SMD/2022/O249 as determined on the 6th September 2023. The approved development was subject to 29 conditions. The approved description of development reads:

"Full Planning Application for residential development of 67 houses with a mix of two and two and a half storey dwellings, consisting of new access to Cheadle Road, new public open space, sustainable urban drainage, landscaping, pumping Station and associated works."

This application comprises a range of detailed documentation to address the re-discharge of condition 3, the discharge of condition 28 and the discharge of condition 29 Part C.

This application (ref. PP-13165233) has been submitted on the 27th June 2024 via the Planning Portal and the requisite fee of £145 (plus the £70 administrative fee) has been paid.

Condition 3

Condition 3 states:

"Notwithstanding any details shown on the approved plans, no above ground works are to be carried out until full details and samples of all external materials and finishes and hard surfacing to be used in the construction of the development, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details."

Condition 3 was originally discharged on the 22nd February 2024. However, a review of the materials being used has been undertaken by the applicant. From this review, it was identified that a mistake had been made in the original accommodation schedule with wet verges only proposed for the

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whole site. The applicant originally wanted to use a mixture of both dry verges and wet verges throughout the Site. The applicant considers that a mixture of both dry verges and wet verges would be more appropriate, as this is more consistent with the wider character of the area. The dry verges will be uPVC to ensure that the materials are consistent with the wider area.

Further to this, the applicant has had trouble sourcing the materials for the timber fascia and soffits, therefore they have proposed that uPVC to allow for these to still be incorporated in the scheme.

Previously discharged material	New Material
3038-CLA-SITE-DR_A-5002 Rev T4 Materials Distribution	As previously submitted
3038-CLA-SH-A-001 Rev T4 Accommodation schedule – houses	3038-CLA-SH-A-001 Rev T6 Accommodation schedule – houses
3038-CLA-SH-A-001 Rev T2 Accommodation schedule car and barns	3038-CLA-SH-A-001 Rev T4 Accommodation schedule garages, car barns and substations
Brickwork – Weinerberger New Red Brick or Ibstock Brick Mercia Antique	As previously submitted
Render – Parex by Sika, Mineral finish faced render (Colour G20 – Off white)	As previously submitted
Detailing – Buff coloured reconstituted stone cills and headers (from Ilam Stone), or brickwork to match	As previously submitted
Facias, soffits and eaves – White painted wood	As previously submitted
Roof tiles – Weinerberger dark grey tile	As previously submitted
Chimneys – GRP construction covered in brick slips to match brickwork	As previously submitted
Dormers (where appropriate) – Grey shell with tiles to match roof	As previously submitted

Bay window roofs and door canopies (where appropriate) – GRP construction with white fascia and roof tiles to match roof	As previously submitted
Rainwater goods – all back in colour	As previously submitted

Condition 28

Condition 28 States:

“Prior to the occupation of 50% of the dwellings hereby approved a new local area of play shall be designed and installed within the area of open space (as indicated on the Illustrative Landscape Masterplan P21-1771_EN-06_F-0001). The design, location and long-term management are to be agreed with the local planning authority in writing prior to its installation. The play area shall thereafter be managed in accordance with the approved details.”

The following information is submitted to discharge this condition:

- Cheadle Road, Upper Tean – Proposal (Dwg no. Q9410) by Miracle Design and Plan
- Remus Play Area Letter

Condition 29

Condition 29 States:

“Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation (‘the Scheme’) shall be submitted for the written approval of the Local Planning Authority, and subject to the following provisions:

- A. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.*
- B. The archaeological site work shall thereafter be implemented in full in accordance with the Scheme.*
- C. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the Scheme approved under this condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.”*



Condition 29 was partly discharged on the 22nd February 2024 with Part C of the condition remaining outstanding. The site investigation has now been concluded and the following information has been submitted to discharge Part C of this condition:

- Archaeological Monitoring and Recording report (Archaeology Warwickshire)

For expediency, the Archaeological Monitoring and Recording report has already been submitted to Staffordshire County Council Archaeology for their review. We will continue to engage with Staffordshire County Council Archaeology to assist in streamlining the consideration of this application.

I trust the enclosed information is sufficient to validate the application and look forward to receiving confirmation in due course. Pegasus will be pleased to address matters raised through the consultation process, and do not hesitate to contact me on the details below if you require any further information.

Yours faithfully,

Thomas Strongman

Planner

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