



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Applicant:
 Mr John Colclough Mia Construct and Build Ltd JSM
 Brightfield Business Hu, Bakewell Road, Orton Southgate,
 Peterborough, Cambridgeshire, PE2 6XU

Application Type: RESERVED MATTERS

Officer: Tracey Lunn

Our Reference: SMD20240195

District Reference: SMD/2024/0195

Date Received: 09-Oct-2024

Date Responded: 23-Oct-2024

Particulars of Development:

Application for Approval of Reserved Matters as laid out in condition 2 of the outline planning approval along side condition 5. in relation to application SMD/2022/0576

Location of Development:

100, Congleton Road, STOKE-ON-TRENT, ST8 6EG

Recommendation Summary: Refusal

Site Visit Conducted on: 14-Oct-2024

Application;

Application for Approval of Reserved Matters as laid out in condition 2 of the outline planning approval alongside condition 5 in relation to application SMD/2022/0576.

Condition 5 (Habitat Enhancement Scheme) - As part of the "reserved matters" submission referred to in the conditions above, the details of the development shall include and incorporate a Habitat Enhancement Scheme that has been based on the observations and recommendations of a qualified ecologist. The development shall be carried out in accordance with the approved details. - No comment

Condition 2 (Access, Appearance, Landscaping, layout and scale) - Before the expiration of 3 years from the date of this permission and any of the development permitted and described above commences, plans and particulars relating to:

'Access' - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;

'Appearance' - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

'Landscaping' - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening Page 2 of 6 by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

'Layout' - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development; and

'Scale' - the height, width and length of each building proposed within the development in relation to its surroundings, shall be first submitted, as a formal application, to the Local Planning Authority for their written approval (hereinafter called "the reserved matters")

Comments;

(Access and Layout) The applicant has submitted a plan (DRAWING NO1 REVISION NO 1) showing 3 parking spaces, this is in accordance with Staffordshire Moorlands Parking Standards which state a property of 4 or more bedrooms should have 3 parking spaces.

The proposed single garage is under size at 3m X 5.2m minimum internal measurements the minimum internal dimensions stated within the Parking Standards are 3m x 6m.

The submitted plans do not show a water interceptor at the access, visibility splay of 2.4mx 35m to the north-east and parking for the host property.

A bonded gravel surface is proposed as detailed in submitted plan 24-060-30 P3, this is shown within the highway, however, this material is not permitted within the highway.

This relates to Condition 2 (Access, Appearance, Landscaping, layout and scale) only of permission SMD/2022/0576.

This condition has not been fulfilled as details of the following have not been submitted:

- A water interceptor at the access (rear of the footway)
- Visibility splay of 2.4mx 35m to the north-east
- Parking for the host property.

Submitted plan 24-060-30 P3 shows the intended surface material of bonded gravel within the highway.

Note to Planning Officer

The application submitted plans are not sufficient to discharge condition 2.

It is noted that the proposed garage (3m x 5.2m) is under the minimum internal measurements for a single garage of 3m x 6m. However, the proposed parking area shown on the submitted plan DRAWING NO1 REVISION NO 1 for 3 vehicles is sufficient and is acceptable to the Highway Authority.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority