

PROPOSAL SCHEME
This is a Reserved Matters application for the construction of a Farmworkers Dwelling following the granting of Outline Approval ref. SMD/2022/0568, dated 31/05/2024.
For details of the proposed dwelling and garage, refer to the following :-
2022-2682-03 Housetype
2022-2682-07 Garage

SITE ACCESS
The proposed dwelling is to be served by the existing farm access off Ostlers Lane.
The existing entrance is to have its concrete kerbs including transition kerbs replaced like for like with new.
Visibility sight lines at the existing access are to be improved by trimming the existing hedge on either side of the entrance to provide sight lines of 43.0m from a position taken 2.4m back from the kerb line in both directions.
Vegetation planted in advance of visibility sightlines shall be restricted to a height of 600mm.
The existing entrance gate and posts are to be removed, and the existing concrete yard inside extended as shown and utilised as a shared entrance serving both the existing farm yard and the new dwelling. New galvanised 5 bar gates are to be fixed to the corner of the existing cow shed and stone wall to secure the farmyard from the shared entrance. A new gateway is to be formed in the existing stone wall adjacent to the hedge and a new 5 bar timber gate installed to access the new dwelling.
A new 3.2m wide access drive is to be created along side hedgerow fronting Ostlers Lane to link the shared entrance to the new dwelling. The access is to be formed with a tarmac finish.
The parking area around the dwelling is to be formed with in tarmac.

SERVICES
The public utility services serving the proposed dwelling shall be sited below the new access drive.

REFUSE STORAGE
3 wheely bins are to be provided to serve the new dwelling stored in the shared entrance as indicated.

LEVELS
Floor levels are indicated for the proposed dwelling and other strategic points in red.
The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.
Existing levels are shown in black.

DRAINAGE PROPOSALS
Foul:-
Foul water from the proposed development shall be connected into a new packaged treatment plant with resulting treated effluent discharged into a soakway in the adjacent field.
Storm:-
Storm water created by the development shall discharge into suitably designed rubble filled soakaways.

DEMOLITION
The existing chalet shown dotted on plan is to be carefully removed.

INFRASTRUCTURE FOR THE CHARGING OF ELECTRIC VEHICLES
A charging point is to be provided which should be designed and installed as described in BS EN 61851 and should have a minimum nominal output of 7kW.
Charging points to be as close as possible to the vehicles and should be untethered unless otherwise described.
It shall be fitted with an indicator to show the equipment's charging status that uses lights, or a visual display.
It shall be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1.
The requirements of BS 7671, g. The requirements in the IET's Code of Practice: Electric Vehicle Charging Equipment Installation.
Charging points to be installed fully in accordance with the manufacturer's instructions.

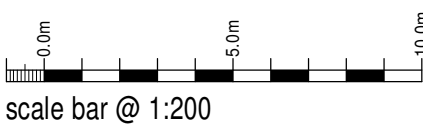
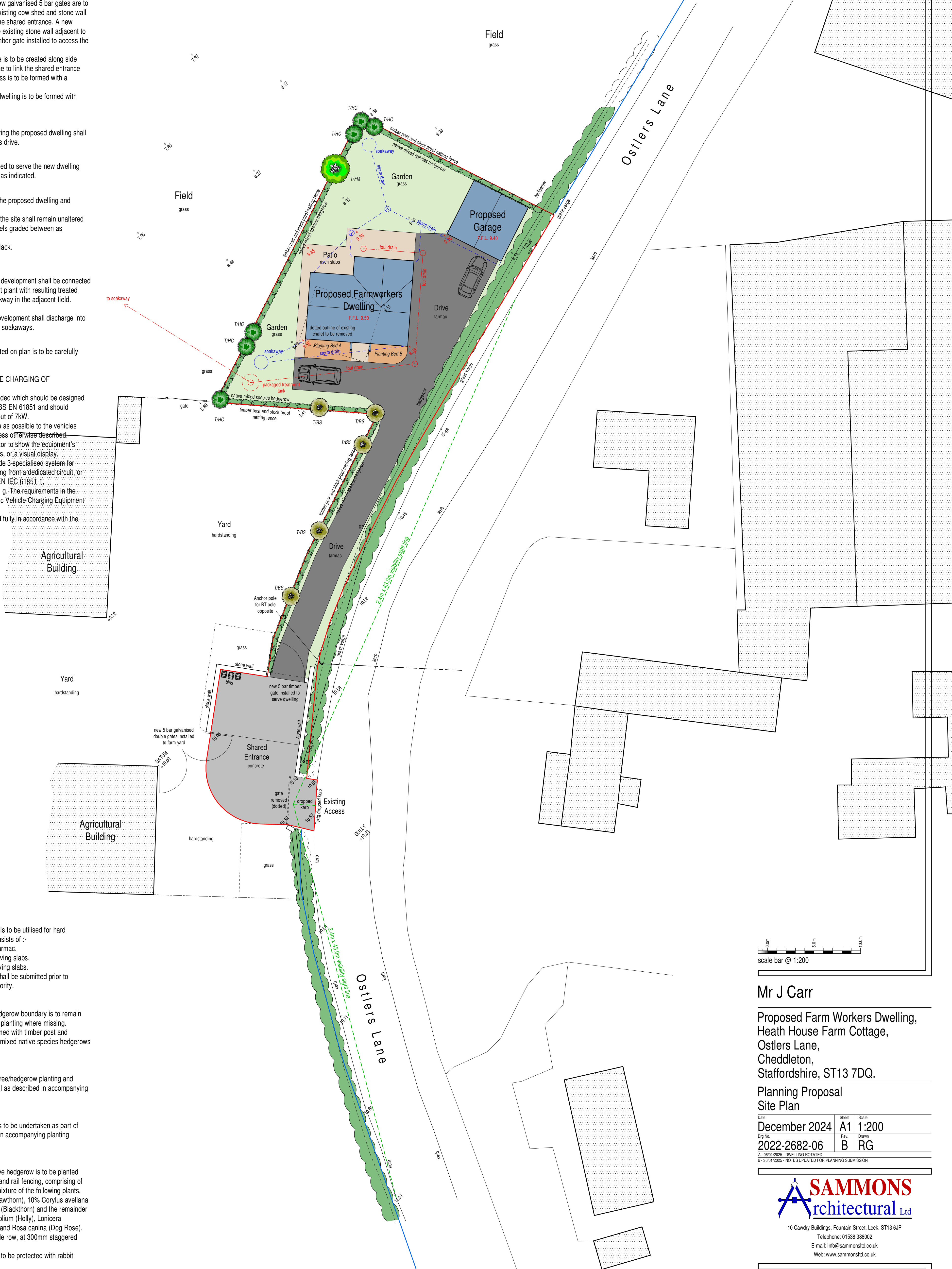
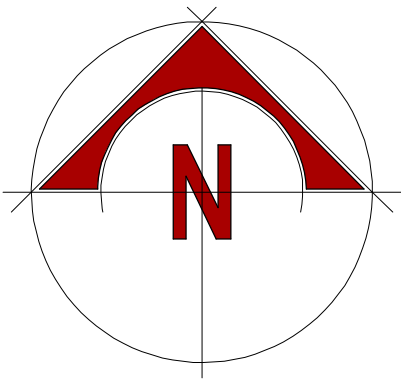
HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private Drive and Parking - Tarmac.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS
The existing road frontage hedgerow boundary is to remain and reinforced with hedgerow planting where missing.
New boundaries are to be formed with timber post and stockproof mesh fencing with mixed native species hedgerows planted inside as noted.

SOFT LANDSCAPING :-
Shall include planting areas, tree/hedgerow planting and grassed areas as indicated, all as described in accompanying planting schedule

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme, all as described in accompanying planting schedule.

HEDGEROWS :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinos (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose). Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.



Mr J Carr

Proposed Farm Workers Dwelling,
Heath House Farm Cottage,
Ostlers Lane,
Cheddleton,
Staffordshire, ST13 7DQ.

Planning Proposal
Site Plan

Date	December 2024	Sheet	A1	Scale	1:200
Dwg No.	2022-2682-06	Rev.	B	Drawn	RG
A - 06/01/2025 - DWELLING ROTATED					
B - 30/01/2025 - NOTES UPDATED FOR PLANNING SUBMISSION					

SAMMONS
Architectural Ltd

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsld.co.uk
Web: www.sammonsld.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.