STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Penlee Limited
Bloomfield
Marston Montgomery
Ashbourne
DE6 2FD

Our Ref: DOC/2023/0040

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condtions 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25 & 26 in relation to SMD/2017/0497
Ivy Cottage Tythe Barn Alton Staffordshire ST10 4AZ

Thank you for your application (DOC/2023/0040) to discharge the above referenced planning conditions relating to approved application reference SMD/2017/0497. The decision notice appears to have a typing error, in that there are 2no. condition 15's. For the avoidance of doubt, the full condition has been replicated for each to make it clear which condition is being referred to.

Please note the following:-

Condition 1
Noted. 3-year commencement period.

Condition 2
Noted. Plans condition.

Condition 3
Noted. Withdrawal of Permitted Development Rights.

Condition 4
Condition satisfied subject to compliance with the following details.

- The use of Birtley Olde English brick is acceptable.
- Dreadnought Staffordshire Blue plain clay, sand faced tiles are acceptable.
- The use of reconstituted York Stone for the parapets of the single storey lean-to's and for the pillars at the side of a number of the doors (as per the image sent on 14th September) is acceptable.
- Verge details are acceptable.
- Eaves design details are acceptable and subject to the use of Birtley Olde English brick.
- Verge details acceptable.

- Arched brick pattern (using the Birtley Olde English bricks) is acceptable. This relates only to the arches approved via the elevation plans and does not grant consent for the changing of shape of any other windows.
- The use of York stone for the linear headers is acceptable
- York stone for cills is acceptable, not the originally proposed blue brick.
- Chimney details as shown on drawing number 2014-1983-46 are acceptable.
- Use of black tarmac is acceptable.
- Use of Tegula block pavers in Bridle colour is acceptable for the turning head.
- Use of Tegula block pavers for all parking areas (shared and private) and the path outside plots 7-11 is acceptable.
- Textured Bradstone slab (grey) is acceptable and the locations of the paved areas as shown on drawing number 2014-1983-45 Rev A are acceptable. 2014-1983-45 Rev A grants consent for the paving slabs only and does not override any previous approval of details.
- Porch details as shown on drawing number 2014-1983-47 are acceptable other than the tiles which you indicate to be the smooth type. These should be sandfaced to match those agreed above for the main roofs.
- Lean-to porch details as shown on drawing number 2014-1983-57 are acceptable.
- The use of Chatsworth Parkland fencing in the locations shown on the approved site plan is acceptable. Note you confirm 1.2m high. Estate Fencing & Metal Estate Railings - From £25.50 per Metre (thetraditionalco.co.uk)
- 1.8m high fencing panels are acceptable for the boundaries to the rear gardens (as shown on the approved site plan).
- Note that the condition requires stone (from the cottage to be demolished) to be reclaimed and re-used in the construction of the roadside elevation of the new dwellings on the site frontage. You have noted and accepted this requirement.

Condition 5

Condition satisfied subject to compliance with the following details.

- Roof light details shown on drawing GGL-EDP-0114-1003 are acceptable.
- Plots 1 to 3 (Window Details) as shown on 2014-1983-48 Rev A are acceptable.
- Plots 4 to 5 (window details) as shown on drawing 2014-1983-49 Rev A are acceptable.
- Plot 6 (Window details) as shown on drawing 2014-1983-60 are acceptable.
- Plots 7 to 8 (window details) as shown on drawing 2014-1983-61 are acceptable.
- Plot 9 (window details) as shown on drawing 2014-1983-62 are acceptable.
- Plot 10 (window details) as shown on drawing 2014-1983-63 are acceptable.
- Plot 11 (window details) as shown on drawing 2014-1983-64 are acceptable.
- Patio Door set Details for plots 7, 8, 9 and 10 on drawing 2014-1983-65 are acceptable.
- Patio Door set Details for plots 1-3, 4-5 and 6 on drawing 2014-1983-53 Rev A are acceptable.
- Plot 3 Bifold door details shown on drawing number 2014-1983-50 Rev B are acceptable.
- Plot 6 Bifold door details as shown on drawing number 2014-1983-66 Rev B are acceptable.
- Bifold Door Details for Plots 7 and 8, 9, 10 and 11, as shown on drawing 2014-1983-67 are acceptable.
- Garage door details as shown on drawing number 2014-1983-51 Rev A are acceptable.

- Garage door details for plot 11 shown on drawing number 2014-1983-68 are acceptable.
- Double height window/door arrangement on drawings 2014-1983-52 Rev A and 2014-1983-59 are acceptable.
- Use of timber for external doors is acceptable. Door details shown on drawings 2014-1983-55 Rev A and 2014-1983-56 Rev A are acceptable.
- Colours of external doors for each plot are acceptable.

Condition 6
Noted. No information required unless scheme is to deviate from the requirements.

Condition 7
No information required unless scheme is to deviate from the requirements.

Condition 8
Subject to compliance with the details submitted, the proposed planting scheme set out on Sammons Architectural Drg. No. LS/1 is considered appropriate and sufficiently specified / detailed to satisfy Condition 8 of planning permission SMD/2017/0497. Specifically, the landscaping scheme shows:

- Retention of existing native hedgerows to eastern and southern boundaries of the site;
- Retention of existing stone wall to western boundary;
- Proposals for new mixed native species hedging;
- Proposals for new lengths of stone wall;
- 22 new trees, being orchard fruiting species (Damson, Bramley Apple and Common Pear) reflecting the previous use of the site and as required under Condition 8;
- Suitable shrub, herbaceous and climbing plants to give something of a cottage garden character.

Condition 9
No additional information required provided compliance with the condition specification.

Condition 10
Staffordshire Wildlife Trust has reviewed the details submitted for the discharge of conditions application and confirm acceptability.

Condition 11
Style of external lighting submitted is acceptable (Auraglow PIR Motion Sensor 'Up and Down' Outdoor wall security light). Compliance with the technical details within condition 11 is required. Condition satisfied subject to compliance with these details.

Condition 12
You have confirmed that no ground clearance shall be carried out between 1st March and the end of 31st August in any year, unless a survey for nesting birds has been undertaken and it can be clearly shown that birds are not nesting in areas scheduled for vegetation clearance. If birds are nesting work cannot proceed until the young have fledged. Condition satisfied subject to compliance with these details.

Condition 13
Staffordshire Wildlife Trust has reviewed the details submitted for the discharge of conditions application and confirm acceptability.

Condition 14
Condition satisfied subject to compliance with its requirements.

Condition 15
The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority:

- bellmouth access;
- 2m wide footway on Denstone Road frontage extending into the site to a point 2m past the rumble strip;
- details of pedestrian connectivity to the existing footway network including dropped kerbs and tactile paving;

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
Reason: In the interests of highway safety

Condition satisfied subject to compliance with drawing number 2014-1983-45 Rev C.

Condition 15
The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor or gullies sited immediately to the rear of the highway boundary, connected to a surface water outfall, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.
Reason: In the interests of highway safety

Condition satisfied subject to compliance with drawing number 2014-1983-45 Rev C.

Condition 16
Noted. Condition satisfied subject to compliance with the approved plans.

Condition 17
Condition satisfied subject to compliance with the document entitled 'Additional details for Method Statement.'

Condition 18
Noted. No additional information to be submitted. Condition satisfied subject to compliance with the details.

Condition 19
Condition satisfied subject to compliance with the requirements.

Condition 20
Condition noted and satisfied subject to compliance with the requirements.

Condition 21
Condition noted and satisfied subject to compliance with the requirements.

Condition 22
Condition satisfied subject to compliance with drawing reference CMP/1 (although titled Condition 18 in error) and document titled 'Additional Details for Method Statement.'

Condition 23
Condition requirements noted.

Condition 24
This is a prior to first use condition. Details to be submitted and discharged at the appropriate time.

Condition 25
Condition requirements noted. Development shall be carried out in accordance with the condition requirements.

Condition 26
For clarification purposes, there is no condition number 26 on decision notice reference SMD/2017/0497.

As a final point the development will also require application for technical approval under S7 Staffordshire Act 1983 and Highway Works Agreement for works in the highway. You have advised that you are aware of this requirement.

Regards

07/08/2025

X

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council