

31/12/2025
Our ref: DOC/2024/0057
Dealt with by: Eloun Smith

Mr G Elkin
Elkin Design
14
Hixton
Staffordshire
ST18 0LY

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of conditions 3, 6, 8, 14 and 15 in relation to SMD/2023/0298
1 Cranberry Avenue Checkley Staffordshire ST10 4NE

3. Details of external materials have been submitted in support of the discharge of Condition 3, described within the submitted document CONFIRMATION OF PROPOSED MATERIALS FOR THE 2No PROPOSED SEMI-DETACHED HOUSES, received by the Local Planning Authority 8th July 2024. They are described as follows:

Roof Tiles - Marley Modern "Standard Grey"

Facing Brick - Traditional Brick & Stone Ltd's "New Town Red Multi"

Render Panels - Smooth "White" render finish

Window & Door - Dark Grey

Frames

Rainwater Goods - Black upvc

Paved Areas - Bradstone's 50mm Block pavers "Charcoal"

The proposed materials are acceptable and reflect the character of the area and fulfil the requirements of the planning condition. **It is accordingly discharged on the basis that the works are completed with the agreed materials.**

6. Condition 6 requires submission of details of the cutting back and maintenance of the overgrown hedge to be submitted. Submitted drawings appears to be the same as the drawing submitted at planning application stage. The hedge is not mentioned on the drawing.

Revised drawing is required clearly showing proposal for the hedge.

8. Confirmation was received 17th January 2025 confirming the relocation of the lighting column. An invoice has been provided, dated 23/07/2024, which was payable to E-on for the relocation of the lamppost. **The requirements of the planning condition have therefore been fulfilled, and the condition is discharged.**

15. Details of landscaping have been submitted under Drg no. 23-110-11, received by the Local Planning Authority 8th July 2024. The scheme is considered acceptable and fulfils the

requirements of the planning condition. **It is therefore discharged on the basis that the scheme is implemented in full.**

With regard to the drainage condition, we are currently consulting with Severn Trent and will write to you again when their response has been received.

Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services