

28/01/2026
DOC/2025/0018

Mr Simon Ward
Ideal Design Solutions Ltd
40 Carter Street
Uttoxeter
ST14 8EU

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990

**Application for Discharge of conditions 5, 6, 7 and 8
in relation to DET/2022/0044.**

Barn off Heath House Lane Lower Tean Staffordshire ST10 4LR

Following a number of revisions and interim responses provided by the Council this letter confirms approval of drawing HEATH-HOUSE-IDS-296-DR-A-00-10-008 revision D received 11th December 2025 in discharge of the details required to be submitted in response to the conditions on the original approval reference DET/2022/0044. The conditions are reproduced below with emphasis added for ease of reference.

Condition 5 reads:

Within one month of the commencement of development (including any site clearance, stripping or site establishment) there shall be submitted for approval in writing by the Local Planning Authority **a scheme of landscaping**. Such a scheme shall include full details of all new tree, shrub and hedge planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting, including plant protection from grazing livestock and wild mammals together with management proposals for existing trees and hedgerows to be retained along with measures for their protection in the course of the development. The scheme shall in particular provide for the establishment of native species boundary planting to the south east and south west boundaries of the development hereby approved. Following approval in writing by the Local Planning Authority the landscaping scheme as approved shall be fully implemented before the end of the first available planting season (November to February inclusive) following the substantial completion and / or first coming into use of the development whichever it the earlier. Any plants which die or are lost or otherwise fail to establish in the first five years following the completion of the planting



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shall be replaced in the next available planting season with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

Reason: In the interests of the visual appearance of the development in the landscape and in the interests of biodiversity and the amenities of the area.

Condition 6 reads:

The development hereby permitted shall not be brought into use until the **access drive** rear of the public highway has been surfaced in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be kept surfaced and maintained in accordance with the approved details for the life of the development.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

[SCC Highways response has confirmed as acceptable the details submitted in response to condition 6.]

Condition 7 reads:

The development hereby permitted shall not be brought into use until details of the **parking and turning areas** have first been submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans prior to the first occupation of the development and retained for the life of the development.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

[Following SCC Highways comments, space rear of vehicles is shown substantially increased and a total depth of parking / turning of c.10.5m is shown as being available which for this single small dwelling site can be accepted.]

Condition 8 reads:

Prior to the installation of **any external lighting details** of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be implemented only in accordance with the approved details.

Reason: To minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site and in the interests of the visual appearance of the development and the amenities of the area.

[It is noted that in any of the DOC submissions received only passive infrared light (PIR) at the front door has been proposed and with no other external lighting details submitted the proposals as shown are accepted.]



Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services



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