

Mr R. Meachin
Persimmon Homes (North West) Ltd
1st Floor East
Birchwood Park
Warrington
WA3 6AE

Application no: SMD/2021/0780

Determined on: 23rd March 2026

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue
CHEADLE STAFFORDSHIRE

Description of Development:

Reserved Matters application (access, layout, scale, appearance and landscaping) for residential development comprising 135 dwellings, with associated access, public open space and infrastructure

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters (access, layout, scale, appearance and landscaping) which have been reserved for later approval on the grant of outline planning permission for development.

General

1. For Phase 2a, the development hereby permitted shall be carried out in accordance with the submitted plans and specifications as follows:-

<i>Drawing Name</i>	<i>Drawing Reference</i>
Location Plan	ARC/LP/01 Rev A
Planning Layout	ARCH/PL/PH2 Rev Z4
External Works Sheet 1 of 2	882655 LDE DR D 40-20 P8
External Works Sheet 2 of 2	882655 LDE DR D 40-20 P9

Site Sections (Additional)

AR2.CH.SSEC-005

Burnham Housetype Plans and Elevations	Bu_MA_Det_R21 - 901
Deepdale Housetype Plans and Elevations	Dp_MA_End_R21 - 901
Audley Housetype Plans and Elevations	Au_MA_End_R21G - 903
Dallington Housetype Plans and Elevations	Dg_End_R25 - T012
Wareham Housetype Plans and Elevations	Wa_End_R25 - T012
Addleborough Housetype Plans and Elevations	Ad_MA_End_R21G - 901
Barndale Housetype Plans and Elevations	Ba_MA_Det_R21G - 901 Rev A
Gilwood Housetype Plans and Elevations	GB-WD10
Greenwood Housetype Plans and Elevations	Gw_MA_Det_R21G - 901 Rev D
Kielder Housetype Plans and Elevations	Ki_MA_Det_R21G - 901
Solwood Housetype Plans and Elevations	So_MA_End_R21G - 901
Kingley Housetype Plans and Elevations	Kg_End_R25 - T012
Single Garage Detail	Ga1.1_MA_R21 901 Rev A
Twin Garage Detail	Ga2.2_MA_R21 901 Rev A

Reason:- In the interests of proper planning, and for clarity and in the avoidance of doubt.

2. Notwithstanding any description within the application details and / or approved plans provided in relation to the external finishes of the development hereby approved for Phase 2a, including Planning Layout drawing ref. ARCH/PL/PH2 Rev Z4, Materials Schedule drawing ref. CH-2-MS-01 Rev B, external finishes plan drawing ref. ARCH/BTP/PH2 Rev C and Surface Treatment Plan drawing ref. ARCH/STP/PH2, no above ground works shall be carried out until full details of all external materials and finishes of the buildings, a chimney plot provision plan with chimney specification and details of hard surfacing to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

Reason:- To ensure a high-quality external appearance of the development and to protect the character and appearance of the area and the wider landscape character in accordance with Policies DC1, DC2 and DC3 of the Adopted Local Plan and the NPPF (National Planning Policy Framework).

Pedestrian Linkages

3. Notwithstanding any description within the application details and / or approved plans provided in relation to the pedestrian linkages of the development hereby approved for Phase 2a, including Planning Layout drawing ref. ARCH/PL/PH2 Rev Z4, no above ground works shall be carried until comprehensive details of pedestrian linkages within the site, which aim to reduce fear of crime and opportunities for crime for the relevant phase have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be fully implemented in accordance with the Landscaping Phasing Plan and Implementation Programme as approved through Condition 05 below.

Reason:- To secure an appropriate level of pedestrian accessibility whilst ensuring adequate safety and security in accordance with Policies DC1 and T1 of the Adopted Local Plan and the NPPF.

Landscape and Planting

4. For Phase 2a, no above ground works shall be carried until a comprehensive landscaping scheme for that phase (including the landscape treatment for all plots, ecological areas and structural landscape buffer strips, which aim to reduce fear of crime and opportunities for crime, amongst others matters, in accordance with the principles established by the planting scheme as follows:

Detailed Planting Plan Sheet 1 of 12	8060-L-13 Rev K
Detailed Planting Plan Sheet 2 of 12	8060-L-14 Rev K
Detailed Planting Plan Sheet 3 of 12	80600-L-15 Rev K
Detailed Planting Plan Sheet 4 of 12	8060-L-16 Rev K
Detailed Planting Plan Sheet 5 of 12	8060-L-17 Rev K
Detailed Planting Plan Sheet 6 of 12	8060-L-18 Rev K
Detailed Planting Plan Sheet 7 of 12	8060-L-19 Rev K
Detailed Planting Plan Sheet 8 of 12	8060-L-20 Rev K
Detailed Planting Plan Sheet 9 of 12	8060-L-21 Rev K
Detailed Planting Plan Sheet 10 of 12	8060-L-22 Rev K
Detailed Planting Plan Sheet 11 of 12	8060-L-23 Rev K
Detailed Planting Plan Sheet 11 of 12	8060-L-24 Rev K

has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers / densities of all new planting. The scheme so approved shall be fully implemented in accordance with the Landscaping Phasing Plan and Implementation Programme as approved through Condition 05 below.

5. For Phase 2a, no above ground works of the development hereby permitted shall be carried until a Landscaping Phasing Plan and Implementation Programme for the Landscaping Scheme (including Pedestrian Linkages) as approved through Condition 03 & 04 above has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping and pedestrian linkages scheme shall be carried out in accordance with the approved Landscaping Phasing Plan and Implementation Programme. Any trees or plants which within a period of ten years or as specified by the approved Landscape and Ecological Management Plan, die, are removed, or become seriously damaged or diseased within Phase 2a shall be replaced in the next planting season with others of a similar size and species.

Reasons (4 and 5):- To ensure an appropriate landscape solution (including pedestrian linkages) and ecological enhancement is delivered, that any replacement trees and planting are delivered and maintained and ensure adequate safety and security in accordance with Policies DC1, DC2, DC3 and NE2 of the Adopted Local Plan and the NPPF.

6. Notwithstanding any description within the application details and / or approved plans provided in relation to the boundary treatment of the development hereby permitted for Phase 2a including Layout Plan drawing ref. ARCH/PL/PH2 Rev Z4, Boundary Treatment Plan drawing ref. ARCH/BTP/PH2 Rev C, 1.8m Full Screen Wall Detail drawing ref. PHNW-W-01, 600mm Knee Rail Detail drawing ref. PHNW-KR-01, 1.8m Screen Fence Detail drawing ref. PHNW-F-01 and 2m Acoustic Fence Detail drawing ref. PHNW-AF-02, no above ground works shall be carried out until full details of all railings, fences (including acoustic fences), gates, walls and any other means of enclosure, which aim to reduce fear of crime and opportunities for crime, amongst others matters, as well as retaining walls and steps have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details prior to the first occupation of the dwelling to which they relate. Any other enclosure and / or retaining walls as detailed above, which are not related to a scheme dwelling shall be fully carried out in accordance with the above approved details prior to first occupation of the development. The approved acoustic fencing, however, shall be installed prior to any above ground works being carried out.

Reason:- To ensure that appropriate design and amenity considerations are met regarding boundary treatments, which reinforce local character and ensure adequate safety and security in accordance with Policies DC1, DC2 and DC3 of the Adopted Local Plan and the NPPF.

Highways & Car Parking

7. For Phase 2a, the development hereby permitted shall not be brought into first use until the access, parking, servicing and turning areas have been provided in accordance with the approved Planning Layout drawing ref. ARCH/PL/PH2 Rev Z4 (or any amended drawing as may subsequently be approved in writing by the Local Planning Authority). The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the lifetime of the development.

Reason:- To ensure each property can be safely and effectively serviced and sufficient parking is provided on site upon dwelling occupation in accordance with Policy T1 and Appendix 2 of the Adopted Local Plan.

8. For Phase 2a, the development hereby permitted shall not be brought into first use until the internal visibility splays and forward visibility splays have been provided in accordance with the Phase 2 Visibility drawing ref. 2002-01 Rev C (or any amended drawing as may subsequently be approved in writing by the Local Planning Authority). The visibility splays and forward visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason:- In order to ensure highway safety within the development in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

9. For Phase 2a, no above ground works of the development hereby permitted shall be commenced until full details of secure cycle parking facilities for the occupants of and visitors to the approved development have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made

available for use prior to the first occupation of the associated dwelling(s) and shall thereafter be retained for use at all times.

Reason:- In order to ensure sufficient cycle parking provision within the development in accordance with Policies T1 and T2 of the Adopted Local Plan and the NPPF.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and / or re-enacting that Order), the garages / car parking spaces of the development hereby permitted for Phase 2a shall be retained as such and shall not be used for any purpose other than the garaging / parking of private motor vehicles associated with the residential occupation of the associated dwelling without the grant of a further specific planning permission from the Local Planning Authority.

Reason:- In order to ensure that sufficient on site car parking is provided within the development in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

11. For Phase 2a, no individual plot on the development hereby permitted shall be brought into first use until the access to that plot has been surfaced in a bound material for a minimum distance of 5.0 metre rear of the highway boundary.

Reason:- In order to ensure highway safety within the development in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

12. For Phase 2a, the development hereby permitted shall not be brought into use until a surface water drainage interceptor or similar, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary for any driveway or private road, which falls towards the highway.

Reason:- In order to ensure highway safety within the development in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

13. For Phase 2a, no development hereby permitted shall be first occupied until full details of the proposed arrangements for the future management and maintenance of the proposed streets within the development have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private Management and Maintenance Company has been established.

Reason:- In the interest of ensuring that long term access is provided to all of the properties and that there is a clear management and maintenance regime for non-adopted infrastructure in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

Refuse Storage & Collection

14. Notwithstanding any description within the application details and / or approved plans provided in relation to the collection and storage of refuse of the development hereby approved for Phase 2a, including Planning Layout drawing ref. ARCH/PL/PH2 Rev Z4, no

above ground works shall be carried until full details of the storage of refuse (collection points and in-plot), including details of location, size, means of enclosure and materials shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved refuse storage and collection scheme for the plot has been completed and made available for use in accordance with the approved details. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- To ensure a high-quality external appearance of the development in accordance with Policy T1 of the Adopted Local Plan and the NPPF.

Removal of Permitted Development Rights

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-
- a) No development as specified in Part 1 Class(es) A, AA, B, C, D and E other than those expressly authorised by this permission shall be carried out on any plot within Phase 2a without express planning permission first being obtained from the Local Planning Authority.
 - b) No development as specified in Part 1 Class F other than those expressly authorised by this permission shall be carried out on any plot within Phase 2a without the express planning permission first being obtained from the Local Planning Authority, and,
 - c) No development as specified in Part 2 Class A other than those expressly authorised by this permission shall be carried out on any plot within Phase 2a without the express planning permission first being obtained from the Local Planning Authority.

Reason:- In the interests of the character and appearance of the area and maintaining good amenity standards in accordance with Policies DC1, DC2 and DC3 of the Adopted Local Plan and the NPPF (National Planning Policy Framework).

Informative(s):

1. The Local Planning Authority (LPA), in reaching this decision has followed the guidance in paragraph 39 of the National Planning Policy Framework. The Framework advises the LPA to work proactively with applicants to secure developments improving the economic, social and environmental conditions of the area.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.
2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
7. If this is a decision to refuse planning permission for a minor commercial application, and you

want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)
13. Working smoke alarms correctly positioned in your home can save your life.
The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month. Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.