

Supporting Statement for Discharge of Conditions 4, 5, 7 and 10

Planning Permission Ref: SMD/2025/0179

Site: Gorsty Hill United Reform Church Flat, Gorsty Hill Road, Upper Tean, Staffordshire, ST10 4EQ

Proposal: Change of use of part of the building from church community room to ground floor flat

This statement has been prepared in support of an application to discharge Conditions 4, 5, 7 and 10 attached to planning permission SMD/2025/0179, granted by Staffordshire Moorlands District Council on 13 August 2025 for the change of use of part of the building from church community room to ground floor flat. The decision notice confirms that the approved development relates to the ground floor flat at Gorsty Hill United Reform Church Flat, Gorsty Hill Road, Upper Tean.

The application is supported by drawing no. 1211-008 Driveway Details, which shows the proposed vehicular access, driveway, access ramp, boundary treatment location and the proposed change from the existing low kerb to a full dropped kerb. The drawing confirms that the driveway and ramp will be constructed with a pressed hardcore base and a bound tarmac surface.

Condition 4 – Vehicular Access within the Highway

Condition 4 requires details of the vehicular access to the site within the highway to be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. The approved access is shown on drawing no. 1211-008, including the position of the driveway and the proposed alteration from the existing low kerb to a full dropped kerb.

The submitted details demonstrate how the access will operate in connection with the proposed driveway and parking arrangement. The driveway will rise approximately 200mm over a distance of 5.0m from the property boundary towards the building, with a further distance of approximately 1.2m from the property boundary to the full dropped kerb onto the highway. This arrangement provides a practical and proportionate access solution for the approved residential use.

The applicant is aware that the dropped crossing within the public highway will also require the appropriate Section 184 approval from Staffordshire County Council, as identified within the informative attached to the decision notice.

Condition 5 – Surfacing of Access Drive

Condition 5 requires the access drive to the rear of the public highway to be surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary, in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Drawing no. 1211-008 confirms that the driveway and ramp will be constructed using a pressed hardcore base with a bound tarmac surface. This provides a durable, bound finish for the required minimum distance of 5m from the site boundary and will prevent loose material from being carried onto the public highway.

The formation of the driveway will require excavation of part of the existing raised garden area. It is understood that this area largely comprises rubble and made ground, with rubble already identified on site. The existing building also contains a cellar, and therefore the existing foundations extend significantly below the proposed finished ground level. The proposed works are therefore not expected to undermine the building, and the driveway and ramp levels have been designed to provide a practical transition between the highway, parking area and access door.

The pedestrian walkway/ramp from the parking area to the access door will rise approximately 400mm over a distance of 3.45m from the driveway. This provides a manageable gradient between the parking area and the entrance door while retaining the approved access arrangement.

Condition 7 – Brick Sample

Condition 7 requires a sample of the brick to be used for the infill of the approved window openings to be submitted to and agreed in writing by the Local Planning Authority prior to the infill works being undertaken.

A sample of the proposed brick has already been taken into the Council office for consideration. The proposed brick has been selected to ensure that the infill works are sympathetic to the existing building and preserve the character and appearance of the Conservation Area, in accordance with the reason for the condition.

The works will be carried out only in accordance with the brick sample approved by the Local Planning Authority.

Condition 10 – Boundary Treatments

Condition 10 requires details of the proposed boundary treatments, including height and materials, to be submitted to and approved in writing by the Local Planning Authority prior to the building first coming into use. The approved boundary treatment is then required to be installed prior to first occupation and retained thereafter.

The proposed boundary treatment comprises a 1.8m high timber fence panel, equivalent to approximately 6ft in height. The fence panel will be fixed using timber battens attached to the existing boundary wall and building, avoiding the need for a more intrusive form of boundary enclosure. The submitted image sample illustrates the proposed timber panel design and finish.

The proposed timber boundary treatment is considered appropriate in scale, appearance and materiality. It will provide a suitable level of privacy and enclosure for the approved residential use while remaining simple and recessive in appearance. Given its timber construction and limited height, the proposed boundary treatment will preserve the character and appearance of the Conservation Area and match existing boundary fencing.



Conclusion

The submitted details provide the information required to discharge Conditions 4, 5, 7 and 10 of planning permission SMD/2025/0179. The driveway and access details demonstrate a practical and safe arrangement, with a bound tarmac surface for the required distance from the highway. The proposed levels have been considered in relation to the existing raised garden area, the proposed access door and the existing building. The brick sample has been provided to the Council for approval, and the proposed timber boundary treatment is appropriate in terms of height, materials and appearance.

It is therefore respectfully requested that Conditions 4, 5, 7 and 10 are discharged accordingly.