

DATE OF SITE VISIT:

FILE REFERENCE: 04/01508/REM.MJ1

DECISION WITHIN 3 WEEKS: YES/NO

DECISION: D

APPROVE/REFUSE

PUBLICITY/REPRESENTATIONS:

TOWN COUNCIL - Object overdevelopment of site, dangerous access, demolition of dwellings.
HIGHWAY AUTHORITY - No Objection subject to conditions covering access details & provision of ghost island.
COUNTY EDUCATION - No Objection existing schools have sufficient space.
COUNTRYSIDE OFFICER - No TPO's likely to front or side of site worthy of protection, service path to be omitted around T3 and C1, frontage breach to be retained.
HOUSING - Requires Local Needs restriction.
POLICY - Requires Local Needs restriction.
DRAINAGE REQUIREMENTS - must be satisfied that storm run off can be adequately dealt with

P.T.O.x

CASE OFFICER ASSESSMENT:

APPLICATION

reserved matters application for 16 houses following reserved outline permission 01/0107/FUL one central cul de sac access. Plots 7-12 3 storey new with integral garage other dwellings 2 storey semi's. Full details for consideration.

SITE

Large rear garden behind existing 105 Ashbourne Road has a levelled appearance. Backs onto line station at rear to north dwellings to east. Demolition of existing dwelling necessary to release rest of site in an efficient practical manner.

PRINCIPLE

Outline approval already granted i.e. inappropriate to attach local need occupancy condition or seek any financial contributions.

ACCESS

Highway Authorities request amended plan B30.01.04B has eliminated second access and parking to frontage plots and has gone to a one central cul de sac access with parking to rear of frontage properties. Also 6m radius kerbs. Highway Authority satisfied with arrangement and have requested a ghost island on Ashbourne Lane that can be required via condition.

DESIGN & STYLE

3 storey properties positioned at back of site face onto line station away from existing neighbours dwellings in corporate or in keeping inter war appearance. P.T.O.x

PLAN NOS:

001F, B30.02.04 B30.01.04B B30.03.04 B30.04.04

RECOMMENDATION: PERMIT. RESERVE MATTERS

1. A4 "2" "MAY 2004" 2. B1 3. J1 4. C9 5. C2 6. H13 7. H17 "Ghost Island on Ashbourne Road"

8. H13 9. Prior to the occupation of the dwellings the access to the Ashbourne Road shall be provided with 5m radius kerbs R: in the interests of highway safety.

DATE 21/3/05

SIGNED [Signature]

CASE OFFICER

PRINCIPAL OFFICER COMMENTS:

Agreed

DATE 21/3/05

SIGNED [Signature]

CONSULTATIONS

7 NEIGHBOURS NOTIFIED IN WRITING.

10 letters of objection received.

- inadequate sewage/drainage system on Ashbourne Road.
- intensification of access on dangerous road.
- 3 storey houses out of keeping with adjacent development obtrusive and over dominant.
- No of houses excessive
- vehicles passing window @ 104 Hilly Ash
- increased parking on Ashbourne Road.
- Hedges should be protected

CASE OFFICER ASSESSMENT CONTINUED

AMENITY

- All proposed dwellings have a good level of garden provision, outlook and space between the dwellings. Most existing dwellings on Springfield Close are a good 38m from 3 storey dwelling. No 1 Springfield Close has rear aspect towards side of 3 storey dwelling however, relationship is not direct majority of outlook beyond side of dwelling towards garden. Also, a good 15m between rear of 1 Springfield and Plot 12 (this meets SMD standards). Plot 13 fronts rear garden of 1 Springfield however, it is 5m $\therefore$ Proposed relationship and impact on this dwelling is not unreasonable.

TREES

tree officer has identified large beech southern corner of site, group of trees to west of site, frontage hedgerow and 2 Beeches to North corner of site as being worthy of retention. Amended highway Plan with 6m radius kerbs has increased the area of landscaping around the South corner Beech and this should improve it's prospects. Loss of 2nd private access and repositioning of carparking to rear has increased the length of hedgerow to the front of site that can be retained. Surfacing of service paths can be conditioned to limit impact on trees to the rear.



Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS, ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FOUR copies of this form and FOUR copies of the plans are required.

SMR PLANNING DEPARTMENT
BRAY
CHIEF
COPIES
DATE 13 DEC 2004
R3520
ACK: 003002.5611
FILE

04/01508/FUL

1. APPLICANT Name: <u>DELFLOWER HOMES</u> Address: <u>WRIGHT HOUSE</u> <u>68A HIGH ST TARPORLEY</u> Tel. No.:	2. AGENT Name: <u>C.T.C. DESIGN ASSOCIATES</u> Address: <u>6 POCHARD AVENUE</u> <u>WINSFORD CHESHIRE</u> Tel. No.: <u>CW7.1LF 01606 592447</u>
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Particulars of Proposed Development

3. Address or location of proposed development. <u>105 ASHBOURNE ROAD LEEK</u>
4. Description of proposed development. <u>RESIDENTIAL DEVELOPMENT - 16 HOUSES AND ROAD</u> <u>ASSOCIATED EXTERNAL WORKS</u>

Type of Application

5. (a) Is this a full application? (This includes a change of use)	YES/NO <u>NO</u>						
(b) Is this an outline application? (See Guidance Notes)	YES/NO <u>YES</u> If YES tick the items (if any) for which you are seeking approval at this stage. <table border="0"> <tr> <td>1. Siting (inc. layout) ☐</td> <td>4. Means of Access ☐</td> </tr> <tr> <td>2. Design ☐</td> <td>5. Landscaping ☐</td> </tr> <tr> <td>3. External Appearance ☐</td> <td></td> </tr> </table>	1. Siting (inc. layout) ☐	4. Means of Access ☐	2. Design ☐	5. Landscaping ☐	3. External Appearance ☐	
1. Siting (inc. layout) ☐	4. Means of Access ☐						
2. Design ☐	5. Landscaping ☐						
3. External Appearance ☐							
(c) Are you applying for approval of reserved matters following an outline permission?	YES/NO <u>YES</u> If YES state reference and date of outline permission. <u>SM96-0494</u> <u>99/00924</u>						
(d) Are you applying for temporary permission?	YES/NO <u>NO</u> If YES state the length of period for which you are applying.						
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	YES/NO <u>YES</u> If YES state reference and date of existing permission and relevant condition where appropriate						
6. State whether your proposal includes:-							
(a) New Buildings	YES/NO <u>YES</u>						
(b) Alterations or extensions to existing buildings	YES/NO <u>YES</u>						
(c) Change of Use	YES/NO <u>YES</u>						
(d) Construction of new access to highway	Vehicular YES/NO <u>YES</u> Pedestrian YES/NO <u>YES</u>						
(e) Alteration of existing access to highway	Vehicular YES/NO <u>YES</u> Pedestrian YES/NO <u>YES</u>						
(f) Any operations not falling within the above categories.	YES/NO <u>YES</u>						

Site Particulars

7. (a) Present use of land or buildings.	HOUSE AND GARDEN	
(b) If vacant, state the last use and the date it ceased.	-	
(c) What is the area of the application site? (metric only)	0.38 HECTARE	
(d) Are there any buildings which are to be demolished?	YES/NO	If YES indicate on your submitted plans EXISTING ^{HOUSE}
(e) Are there any trees which will have to be lopped, topped or felled?	YES/NO	If YES indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	YES/NO	If YES indicate on your submitted plans and show any proposed diversion

Additional Information

8. Are you providing public open space within the development?	YES/NO If YES please ensure this is clearly identified on the submitted plans. If NO please refer to guidance notes		
9. State the type, colour and finish of the external materials. (If alterations or extensions to buildings are involved)	Existing Walls	BRICK RED RENDER CREAM	
	Proposed Walls	BRICKS RED, RENDER CREAM	
	Existing Roof		
	Proposed Roof	TILES - GREY	
10. How will surface water be disposed of?(Please tick appropriate box)	Mains ☒ Soakaway ☐ Other ☐ (please state)		
11. How will foul sewage be dealt with?	Mains ☒ Septic Tank ☐ Other ☐ (please state)		
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	@ 6	Additional Spaces + 26
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	YES/NO If YES complete Form 2		
14. Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	YES/NO If YES complete Form 3		

Ownership

15. State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	PROSPECTIVE PURCHASER
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	NO
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	☐ A ☒ B ☐ C ☐ D

Fee

18. State the amount of the fee submitted with the application	£ 3520 - 00
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19. I/We hereby apply for:- (Tick appropriate box)	
(a) Planning permission to carry out the development described in this application and the accompanying plans.	☐
(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.	☒
(c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.	☐

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required.	
Signed: <u>R.W. Cropley</u>	Dated: <u>10-12-04</u>
On behalf of: <u>APPLICANT</u>	