

Stafford Borough Council

Civic Offices, Riverside, Stafford, ST16 3AQ Telephone 3181 (0785)

Planning Department,
Keith Platt, C.Eng., F.I.Mun.E., F.R.T.P.I.,
Borough Planning Officer

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PERMISSION FOR DEVELOPMENT

20.5.83

TO F FRADLEY & SON LTD,
C/O ALAN HARVEY ASS.,
FRADLEY HOUSE
CLAYTON ROAD
NEWCASTLE
STAFFS.

APPLICATION NO	11939
DATE REGISTERED	31 MAR 1981
DECISION DATE	13 MAY 1983

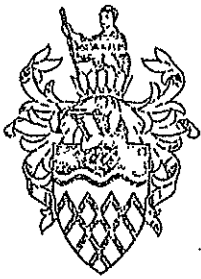
The Council of the Stafford Borough in pursuance of powers under the above mentioned Act hereby permit

RESIDENTIAL DEVELOPMENT AT LAND OFF UTTOXETER ROAD LITTLE STOKE STONE STAFFS.

in accordance with the accompanying plans, subject to the conditions specified hereunder:-

1. (a) In the case of any reserved matter application for approval must be made not later than the expiration of three years beginning with the date on which this permission is granted; and
- (b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (I) the expiration of five years from the date on which this permission is granted; or
 - (II) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 THIS PERMISSION RELATES TO THE AMENDED PLAN RECEIVED ON THE 15TH NOVEMBER, 1982.
- 3 BEFORE DEVELOPMENT COMMENCES FULL DETAILS OF ALL THE MATTERS REFERRED TO IN CONDITION NUMBERS 4 - 10 SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY.
- 4 THE LAYOUT OF THE SITE, INCLUDING THE DISPOSITION OF ROADS AND BUILDINGS ACCESS TO THE SITE AND BUILDINGS AND ACCESS ROADS IN THE VICINITY.
- 5 PLANS AND ELEVATIONS OF ALL BUILDINGS AND OTHER STRUCTURES INCLUDING THE SCHOOL AND LOCAL CENTRE.
- 6 COLOUR AND TYPE OF FACING MATERIALS TO BE USED FOR EXTERNAL WALLS AND ROOFS.
- 7 THE PROVISION TO BE MADE WITHIN THE CURTILAGE OF THE SITE FOR THE

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Keith Platt
Borough Planning Officer, on behalf of the said Council.



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PARKING OF TWO VEHICLES PER DWELLING UNIT CLEAR OF THE HIGHWAY, ONE OF THESE SPACES TO BE SO LOCATED THAT IT CAN SERVE AS A GARAGE AT A LATER DATE.

- 8 A COMPREHENSIVE LANDSCAPE SCHEME FOR THE SITE (INCLUDING A FULL DETAILED SURVEY OF EXISTING TREES AND SHRUBS AND HEDGES ON THE SITE) INCLUDING FULL DETAILS OF ALL NEW AND PROPOSED PONDS.
- 9 THE LOCATION AND DESIGN OF ANY SCREEN WALLS AND/OR FENCES.
- 10 THE LAYOUT AND SURFACE TREATMENT OF CAR PARKING, FOOTPATHS, LOADING/UNLOADING AND SERVICE AREAS.
- 11 NO TREES, SHRUBS OR HEDGEROWS SHALL BE TOPPED, LOPPED OR CUT DOWN WITHOUT THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY. SHOULD ANY EXISTING TREES, SHRUBS OR HEDGES WHICH ARE THE SUBJECT OF A LANDSCAPE CONDITION BE CUT DOWN OR DIE, THEY SHALL BE REPLACED TO THE REASONABLE SATISFACTION OF THE LOCAL PLANNING AUTHORITY.
- 12 THE LANDSCAPING SCHEME REFERRED TO IN CONDITION 8 SO FAR AS IT RELATES TO EACH PHASE OF THE DEVELOPMENT, SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY NOT LATER THAN SIX MONTHS FROM THE COMPLETION OF THE DEVELOPMENT OF EACH PHASE.
- 13 BEFORE THE DEVELOPMENT HEREBY PERMITTED IS BEGUN, A TEMPORARY FENCE AT LEAST 1.5M HIGH SHALL BE ERECTED A MINIMUM DISTANCE OF 2M AWAY FROM THE BASES OF THE EXISTING TREES IDENTIFIED ON THE ATTACHED PLAN AND MAINTAINED DURING THE CONSTRUCTION PERIOD, TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY. WITHIN THAT AREA NO MATERIALS SHALL BE STORED OR TEMPORARY BUILDINGS ERECTED, PLANT OR VEHICLES PARKED, OR FIRES LIT.
- 14 AREAS OF PLAY SPACE EACH HAVING AN AREA OF NOT LESS THAN A QUARTER OF AN ACRE SHALL BE EQUALLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT SUCH THAT NO HOUSE IS MORE THAN A QUARTER OF A MILE FROM SUCH AN AREA AS SHOWN ON THE APPROVED PLAN.
- 15 THE AREAS OF PLAY SPACE REFERRED TO IN CONDITION 14 ABOVE SHALL BE PRESERVED AS OPEN AREAS OF AMENITY LAND.
- 16 A SCHEME FOR THE LAYOUT AND EQUIPPING OF PLAY SPACE FOR

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Borough Planning Officer, on behalf of the said Council.



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EACH PHASE SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY BEFORE DEVELOPMENT OF THAT PHASE COMMENCES AND SHALL BE IMPLEMENTED TO THAT AUTHORITY'S SATISFACTION BEFORE COMPLETION OF DEVELOPMENT OF THAT PHASE.

- 17 ALL SCREEN WALLS AND FENCES SHALL BE ERECTED CONCURRENTLY WITH THE RESIDENTIAL DEVELOPMENT TO WHICH THEY RELATE.
- 18 NOTWITHSTANDING THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-1981, NO SCREEN WALLS, FENCES OR OTHER MEANS OF ENCLOSURE SHALL BE ERECTED FORWARD OF ANY WALL OF ANY DWELLING OR OTHER BUILDING WHICH FRONTS ON TO ANY HIGHWAY.
- 19 NOTWITHSTANDING THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977-1981, DETAILS OF ALL GARAGES AND CARPORTS TO BE ERECTED ON THE SITE SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY PRIOR TO THEIR COMMENCEMENT.
- 20 THE DEVELOPMENT SHALL NOT BE CARRIED OUT OTHER THAN WHOLLY IN ACCORDANCE WITH THE PROVISIONS OF DOCUMENTS ENTITLED 'PLANNING GUIDELINES BLACKIES LANE, STONE' AND 'WASHLANDS RECREATION AREA STONE' (IN SO FAR AS THE LATTER APPLIES) WHICH ARE ATTACHED AND FORM PART OF THIS PERMISSION.
- 21 DETAILS SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY INDICATING (A) THE ROAD CONSTRUCTION AND DRAINAGE INCLUDING LONGITUDINAL SECTIONS AND OUTFALL AND (B) CULVERT SITING AND CONSTRUCTION.
- 22 THE ACCESS ROAD SERVING PHASE 4 SHALL BE RE-SITED AS SHOWN IN BLUE ON THE ATTACHED PLAN.
- 23 THE DEVELOPMENT HEREBY PERMITTED SHALL NOT BE CARRIED OUT OTHER THAN COMPLETELY IN ACCORDANCE WITH THE APPROVED PLAN (THE LAYOUT AND PHASING PLAN FOR THE DEVELOPMENT).

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The time limit condition is imposed in order to comply with the

K. Platt
Borough Planning Officer, on behalf of the said Council.



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requirements of Section 42 of the Town and Country Planning Act 1971.

- 2 THE APPLICATION IS IN OUTLINE ONLY.
- 3 IN ORDER TO SAFEGUARD THE AMENITIES OF THE AREA.
- 4 TO ENSURE THE SATISFACTORY DEVELOPMENT OF THE SITE.
- 5 TO SAFEGUARD THE EXISTING TREES WHICH CONTRIBUTE SIGNIFICANTLY TO THE AMENITY OF THE AREA.
- 6 TO ENSURE THAT THE DEVELOPMENT CONTINUES TO PRESENT A SATISFACTORY APPEARANCE.
- 7 TO ENSURE THAT THE DEVELOPMENT IS CARRIED OUT IN ACCORDANCE WITH THE LOCAL PLANNING AUTHORITY'S "PLANNING GUIDELINES FOR BLACKIES LANE, STONE".
- 8 IN THE INTEREST OF PUBLIC AND HIGHWAY SAFETY AND CONVENIENCE AND TO ENSURE THE ULTIMATE ADOPTION OF THE ESTATE ROADS.

It is Further Recommended that:-

THE APPLICANT IS ADVISED THAT CONDITIONS 21 AND 22 ARE IMPOSED AT THE DIRECTION OF THE STAFFORDSHIRE COUNTY SURVEYOR.

THE APPLICANT IS ADVISED THAT THE PROPOSALS MAY AFFECT A RIGHT OF WAY.

Keith Platt
Borough Planning Officer, on behalf of the said Council.

