STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

FULL PERMISSION FOR DEVELOPMENT

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.

Application No: 08/00907/FUL

To:
Ramshorn Estates Ltd
c/o Mr David Breakwell
10
Cawdry Buildings
Fountain Street
Leek
Staffordshire
ST13 6JP
England

Location of Development:
Land Off Ramshorn Road Oakamoor Staffordshire Moorlands

Description of Development:
Constuction of internal pathway system

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above in accordance with plans ref: 2003-1203-20A; 2003-1203-21; subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:-
To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2.Before the commencement of the development, including any ground clearance, a construction method statement and arboricultural method statement shall be submitted to and approved by the LPA. The construction method statement shall describe in detail the working method including type of machinery/equipment and progressive work only along the paths with all arisings and construction materials being carried along the paths and not tipped or stored to the side of these routes. The arboricultural method statement shall provide detail on the standards,

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techniques and circumstances for any tree felling, crown or root pruning. The development shall be carried out only in accordance with the approved method statements.
Reason:-
In order to protect the trees during construction.

3.The approved development shall not be carried out within the recognised bird nesting season of March to July inclusive.
Reason:-
In order to protect the birds during the breeding season

Informative

1. This application was determined in accordance with Saved Policy R7 of the Staffordshire Moorlands Local Plan and national advice in PPS7, PPS 9 and PPG17. The proposal is acceptable in principle. It is considered to be acceptable in scale, position and specification and should not have any significant adverse impact on the amenity of this protected woodland.

Signed on behalf of Staffordshire Moorlands District Council

17 JUN 2008

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NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of the decision notice. (Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No.2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.