

Mr R Read
C/o Ash Tree Planning
Chatsworth Farm
Lask Edge
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Mr Dominic Cooney
Ash Tree Planning
Chatsworth Farm
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ST13 8QJ

Mr R Read
The Old Smithy
Main Road
Hollington
Staffordshire
ST10 4HS

Application no: SMD/2016/0034

Determined on: 24/03/2016

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

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.

Location of Development:

Rowan Cottage Main Road Hollington Staffordshire ST10 4HS

Description of Development:

Change of use of shop/office to tourist accommodation, removal of condition no 2 - to allow permanent residential occupation of the cottage (00/00572/FUL)

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 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 the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the listed conditions and the details shown on the following submitted plans:

1:1250 Site Location Plan

1:500 Site Plan

1:100 Floor Plans and Elevations

Reason:- To ensure that the development is carried out in accordance with the listed conditions and approved plans, for clarity and the avoidance of doubt.

3. The proposed use as a dwellinghouse shall not be commenced until the existing forecourt has been laid out for use as private vehicular parking and domestic garden in association with the proposed dwellinghouse in accordance with full details that shall have been previously submitted to and approved in writing by the local planning authority. The proposed garden and parking shall thereafter be retained at all times as part of the curtilage of the proposed dwelling.

Reason:- To ensure the provision of satisfactory parking and garden/amenity area for an open-market dwelling.

4. Notwithstanding the information shown on the submitted plans, the details required under Condition (3) above shall provide for the enclosure of the existing forecourt area (other than at the point of vehicular access), to ensure a) that it is made available in perpetuity as private amenity space for the benefit of future occupants of the dwellinghouse and b) that its existing informal use by members of the public is not perpetuated.

Reason:- To ensure the provision of satisfactory parking and garden/amenity area for an open-market dwelling.

5. The development hereby permitted shall not be brought into use until the parking and turning areas required under Condition (3) above have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:- In the interests of highway safety.

6. Nothing shall be placed, constructed, planted or allowed to remain within 2.0 metres of the carriageway edge that is greater than 900 mm in height above the adjacent carriageway level on the Main Road or Quarry Bank frontage of the development. Anything that is greater than 900mm in height within 2.0 metres of the adjacent carriageway shall be immediately removed.

Reason:- In the interests of highway safety.

Informative

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

Signed 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 the Councils Building Control Section.
2. 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.
3. 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. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** 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.
4. 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.
5. 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.
6. 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.
7. 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. All other types of development

have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. 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.