STATEMENT IN SUPPORT OF A PLANNING APPLICATION

SITE LOCATED AT MOOR VIEW

KINGSLEY ROAD

CELLARHEAD

STAFFORDSHIRE, ST9 0DJ

APPLICATION FOR THE REMOVAL OF CONDITION 9,

IMPOSED ON PLANNING CONSENT REF: APP No. 08/00953/FUL

(25-06-2008)

PETER GALLIMORE F.F.B.,M.I.Const.M.

c/o P. & P. GALLIMORE LIMITED

BUILDING & CIVIL ENGINEERING CONSULTANTS

(REGISTERED OFFICE) 12, OAKHILL CLOSE

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STAFFORDSHIRE, ST1O 4JP

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e-mail : <pandpgallimore@bt.com>

8th January 2009.

EXTERNAL ALTERATIONS REQUIRED TO THE EXISTING BUILDING TO COMPLY WITH THE PLANNING PERMISSION REFERENCE APP No. 08/00953/FUL.

NOTE: All external brickwork carefully removed and reduced to 2.500 metres in height off the stables f.f.l.
Both buildings indicate that the width of the gables is 6.980 metres.

FRONT ELEVATION

i) Remove window (A) as indicated on the attached plan and rebuild brickwork to match the existing inclusive of bonding into the existing brickwork.

ii) Remove part garage/office inclusive of the side elevation as indicated hatched on the attached plan reference (D) in preparation of bonding the new brickwork into the existing external brickwork.

iii) Rebuild par garage to include for garage door and side pedestrian door.

REAR ELEVATION

iv) Remove part brickwork to the garage shown hatched on the attached plan all as per ii) above.

v) Remove windows (B) and (C) as indicated on the attached plan and rebuild brickwork to match the existing inclusive of bonding into the existing brickwork.

ROOF

vi) Following the removal of the existing roof tiles which have been stacked for re-use and the roof trusses which have been removed from site due to the L.P.A. requiring a different pitch of roof for the approved roof, re-tile the roof with the matching roof tiles etc, inclusive of including the velux roof windows all as per the approved plan.

vii) Construct foundations and new brickwork to match the existing at location E indicated on the attached plan.

viii) NOTE: All the internal concrete block walls are built off the existing oversite floor slab which is approx 200mm thick and are not loadbearing with the floor joists running from front to back external walls and not reliant on the internal walls therefore there is no constructional problem in either amending the internal layout plan or adhering to the approved layout plan and removing any walls not required.

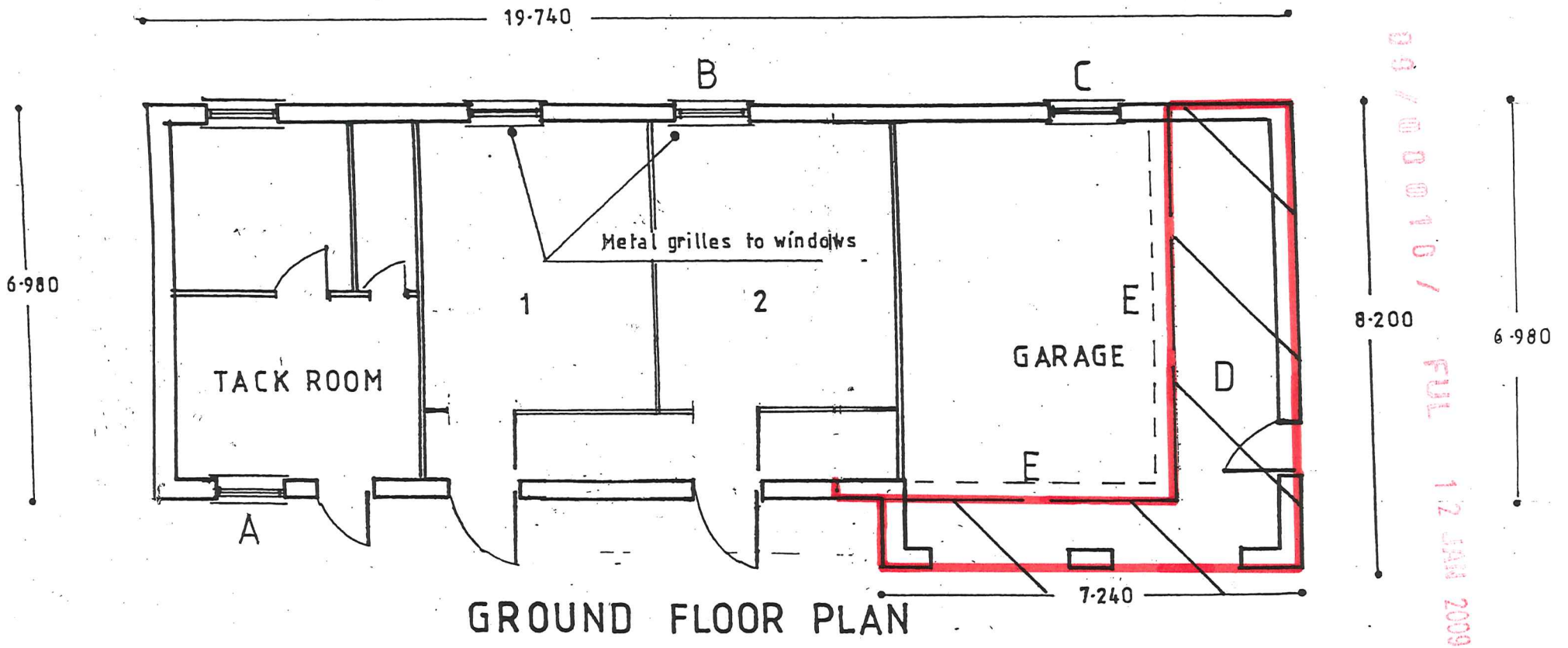
Where the floor slab is to be removed in the existing garage etc, this work will be executed with the aid of a diamond concrete cutter so that there will be no significant disturbance to the floor slab.
It is noted that with regards to the operations or uses of land the meaning of development does not apply to the interior of the building, (s55 of the Town and Country Planning Act 1990) the external aspect relevant to the approved plans is accepted by the L.P.A. that the building will not have an adverse impact on the character and appearance of the Green Belt or Special Landscape Area.

ix) It is anticipated that that with the L.P.A's assistance all of the area's of demolition to comply with the above 2008 approval will be completed by the end of January 2009.

ORIGINAL BUILDING

GROUND FLOOR PLAN INDICATING THE EXTENT OF THE REMOVAL OF THE EXTERNAL WALLS IDENTIFIED BY THE HATCHED RED OUTLINE AND INCLUSIVE OF REFERENCE TO THE REMOVAL OF WINDOWS.

SCALE 1 - 100



GROUND FLOOR PLAN

09/00010/FUL 12 JAN 2009 - SMO

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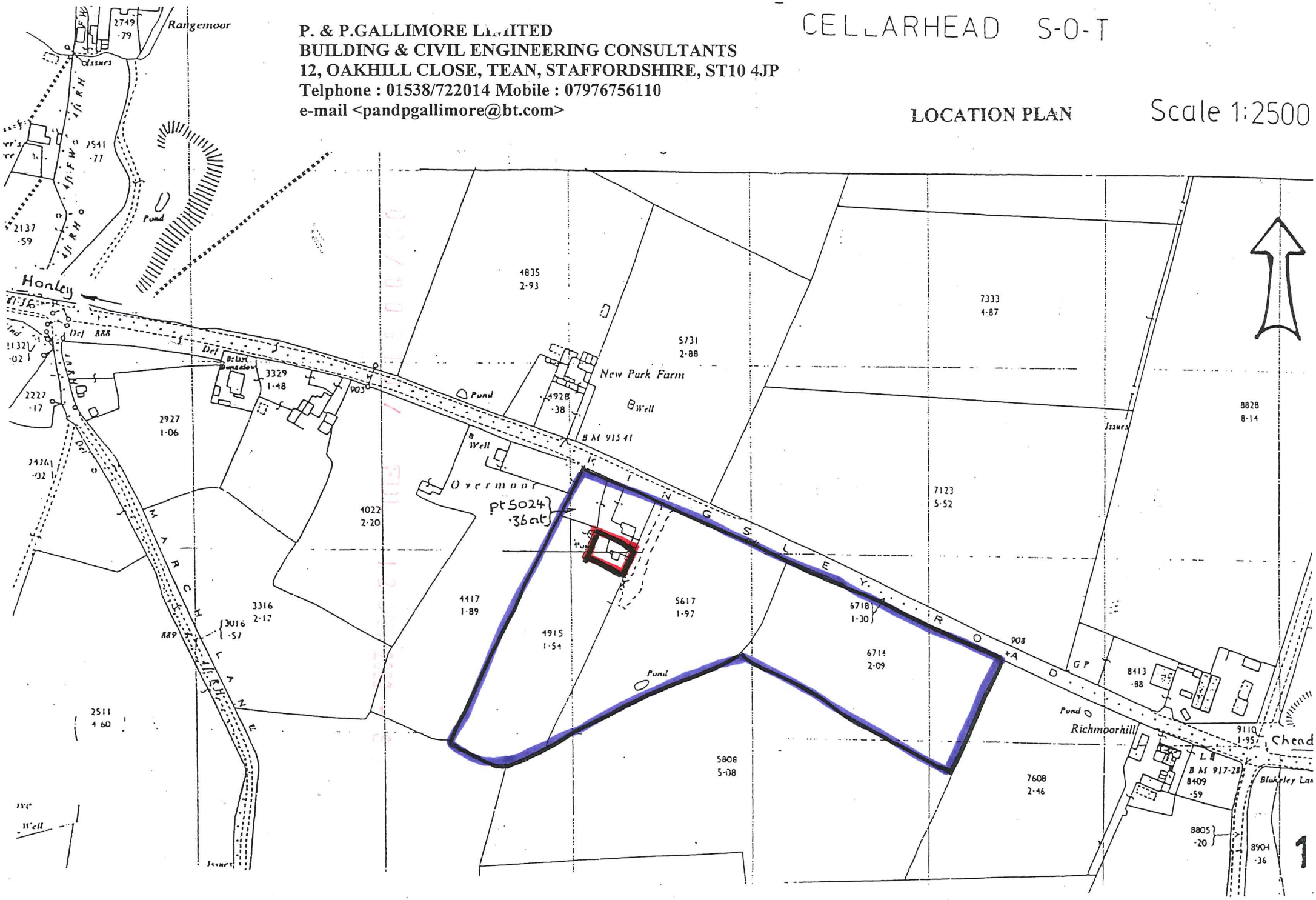
CELLARHEAD S-O-T

LOCATION PLAN

Scale 1:2500



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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: 08/00953/FUL

To:
Mr David Price
c/o Mr P Gallimore
12 Oakhill Close
Tean
Stoke On Trent
Staffordshire
ST10 4JP

Location of Development:
Moor View Kingsley Road Cellarhead Staffordshire Moorlands ST9 0DJ

Description of Development:
Stables, tack room, garage, hayloft and office

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: 001; 002; 003; 004; 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 and Compulsory Purchase Act, 2004.

2.2. The development hereby permitted shall not be commenced until samples of all roof tiles, facing materials and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- To ensure that the external appearance of the development is satisfactory inthe interests of visual amenity.

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3.. The building hereby approved shall only be used for the purposes indicated in the application, and for no other purpose.
Reason:- To ensure an appropriate form of development in this Green Belt location.

4.The existing building shall be demolished as required by Ground F of the enforcement Appeal Decision letter dated 7th August ,2007.
Reason:-
To secure the removal of the existing unauthorised building in order to safeguard the openness and character of this Green Belt setting.

Informative

1. Informative:

It is considered that the proposed development, having regard to the fallback position secured by virtue of the extant planning permission (04/00479/FUL), is of a scale, mass and design that is appropriate in this location, and would not have an adverse impact on the character and appearance of the Green Belt or the Special Landscape Area. The proposal will have no adverse impact on the amenity of neighbouring occupiers and will not detract from highway safety. The proposal is therefore considered to be consistent with the requirements of policies N2, N7, N8, N9, E4, B13, B22 and H13 of the Staffordshire Moorlands Local Plan, and national planning guidance in the form of PPS.1, PPG.2, PPS.7 and PPG18.The existence of aa enforcement appeal determination was also taken into account as a material consideration when reaching this decision .

Signed on behalf of Staffordshire Moorlands District Council