Mr Nielson
High Up Farm High Lane
Leek
Staffordshire
ST13 8SD

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Dominic Cooney
Chatsworth Farm Lask Edge
Leek
Staffordshire
ST13 8QJ

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High Up Farm High Lane
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Staffordshire
ST13 8SD

Application no: SMD/2016/0382

Determined on: 26/08/2016

Town and Country Planning Act 1990 Section 191 and 192
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2010

REFUSAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby refuses to certify that on 20/06/2016; the operation specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1.The proposed domestic outbuilding would be positioned outside of the approved residential curtilage shown on the approved drawings for Planning Permission 02/0138/FUL (for a replacement dwelling) and therefore cannot be erected under Class E (Buildings etc incidental to the enjoyment of a dwellinghouse) of Part 1 (Development within the curtilage of a dwellinghouse) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

FIRST SCHEDULE

Certificate of Lawful Development for a proposed domestic ancillary outbuilding that complies with the permitted development criteria in terms of use and dimensions

_____

Signed on behalf of Staffordshire Moorlands District Council

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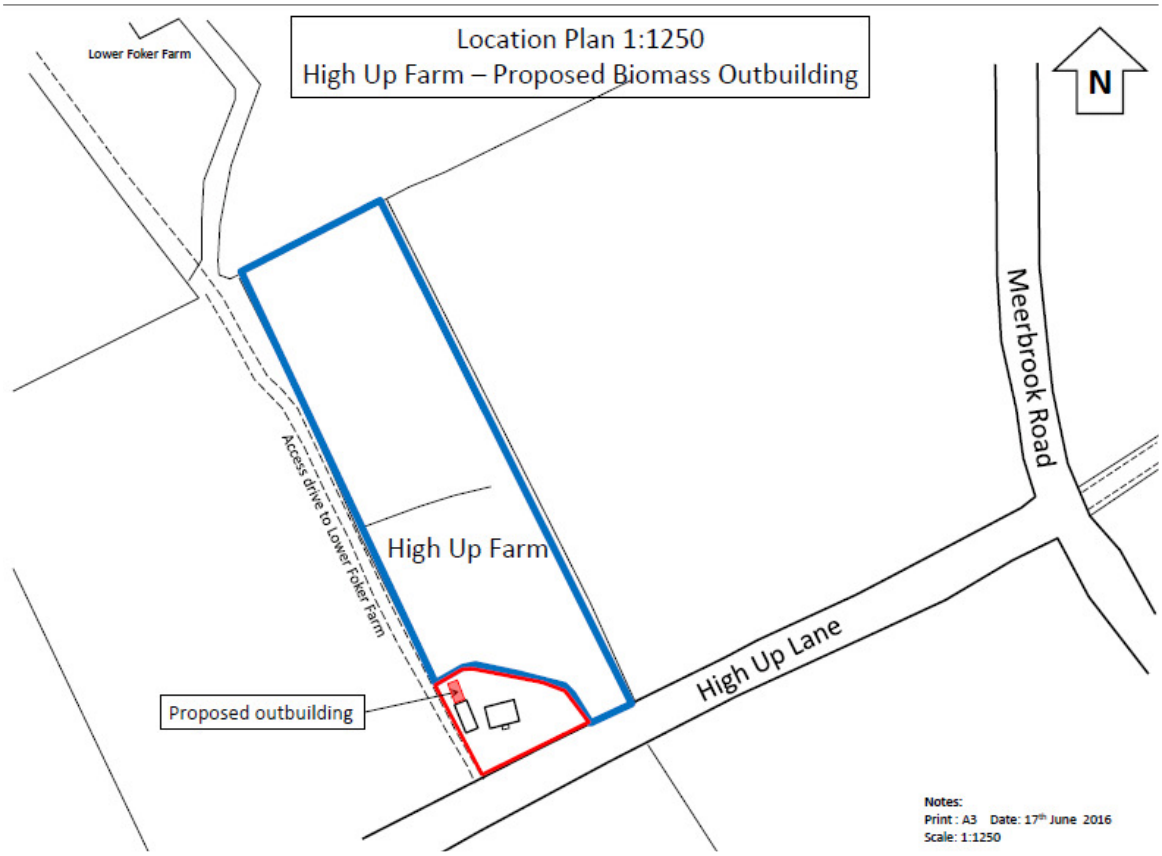
SECOND SCHEDULE

High Up Farm High Up Lane Poolend Leek Staffordshire ST13 8SD



NOTES

1. An applicant may appeal against:-

   (a) the refusal to issue a certificate under Section 191of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   by giving notice to the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

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2. The Applicant shall send to the Secretary of State a copy of the following documents:

(i) the application;

(ii) all relevant plan, drawings, particulars and documents submitted with the application;

(iii) the notice of the decision or determination, if any;

(iv) all other relevant correspondence with any local planning authority.