STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Dianne Brown
A & H Struuctures Ltd
Narlow Works
Ashbourne
DE6 2AT

Mr Capewell
Checkley Fields Farm Uttoxeter Road
Checkley
Staffordshire
ST10 4NH

Application no: SMD/2016/0419

Determined on: 14/09/2016

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

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:
Checkley Fields Farm Uttoxeter Road Checkley Staffordshire ST10 4NH

Description of Development:
Proposed agricultural building to house livestock

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 submitted plans numbered 1147-001 (Elevation Detaisl); 1147-002 (Block Plan) and 1147-003 (Location Plan)subject to the following conditions and/or modifications:-
   Reason:- For clarity and the avoidance of doubt.

3. Notwithstanding the details on the approved plan the sheeting for the walls and roof of the building hereby approved shall be factory colour coated to BS5252 (Juniper

Green) and permanently so maintained unless otherwise agreed in writing by the Local Planning Authority.
Reason:- To ensure a satisfactory external appearance and minimise the impact of the development on the character and appearance of the area.

4. The Yorkshire boarding for the northern side elevation and eastern gable of the building hereby approved shall be tanalised and left untreated naturally and maintained as such throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
Reason:- To ensure a satisfactory external appearance and minimise the impact of the development on the character and appearance of the area.

5. Before the development hereby approved commences (including any site clearance, stripping, site establishment or alteration to existing ground levels) temporary protective fencing and advisory notices for the protection of the existing mature Oak tree to be retained to the north of the site shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.
Reason:- To ensure that the existing tree(s) are protected during the construction phase of the development.

6. Before the commencement of development (including any site clearance, stripping, site establishment or alteration of existing ground levels) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular make provision for the planting of a new hedgerow of native shrub species and also incorporating some native standard hedgerow trees, generally along the southern side of the existing and proposed buildings, and shall include full details of all new tree and shrub planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting and suitable protection against browsing damage by rodents or livestock. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:- To ensure that the site is landscaped following the completion of the development to protect the character of the locality.

7. Notwithstanding the provisions of the Town & Country PLanning General Permitted Development Order 2015 the use of the building hereby approved shall be restricted to agriculture only (as defined in Section 336 of the Town & Country Planning Act

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1990) and for no other purpose.
Reason:- The proposed building is only considered to be acceptable in principle in this located because it has been demonstrated as necessary for agriculture carried out on the existing agricultural unit. It is therefore necessary to retain control over a change of use of the building which would not otherwise be acceopted in this open countryside location.

8. When the building hereby permitted is no longer required for the purposes of agriculture it shall be dismantled, removed from the site and the site shall be restored to its original condition.
Reason:- The building has been approved for agricultural use only. When that use ceases the removal of the building will allow the character and appearance of the site to be restored.

Informative

1. The proposal is considered to be a susitable form of development which is in accordance with the adopted development plamn policies and guidance contained in the NPPF.

X J Curley

Signed by: Jane Curley
On behalf of Staffordshire Moorlands District Council

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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 at buildingcontrol@staffsmoorlands.gov.uk

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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk 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.

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8. If this is a decision to refuse planning permission for a minor commercial 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.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

11. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

12. 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.
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