STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr S Beech
8 Woodland Avenue
Nantwich
Cheshire
CW5 6JE

Application no: SMD/2016/0187

Determined on: 07/11/2016

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

GRANT OF OUTLINE PLANNING PERMISSION

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:
Meadow View Well Lane Gillow Heath Staffordshire ST8 6QU

Description of Development:
Outline application with all matters reserved for demolition of existing garage and proposed new dwelling adjacent to Meadow View

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANT OUTLINE PLANNING PERMISSION** for the works described above subject to the following condition(s):-

Time Limits

1. Details of access, appearance, landscaping, layout, and scale, (hereinafter called the reserved matters) of the 'new build' dwelling within the red edge Location Plan drawing reference 01D shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development thereafter shall be carried out as approved.
   Reason:- The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning (General Development Procedure) Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

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The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
Reason:- To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Existing Dwelling (Meadow View)

3. Prior to the commencement of development, details of the access, parking and front garden boundary treatment for the existing dwelling Meadow View shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be provided in accordance with the approved plans, fully implemented prior to any works commencing in respect of the approved scheme and retained for the life of development.
Reason:- In the interests of highway safety.

4. The development hereby permitted shall not be brought into use until the visibility splay shown on plan no. 02E for the proposed access to the existing dwelling Meadow View has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
Reason:- In the interests of highway safety.

Construction Management Plan

5. The development hereby permitted shall not begin (including any works of demolition and site clearance) until such time as a CMP (Construction Management Plan) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be implemented in accordance with the approved details throughout the construction period. The CMP shall include, but is not restricted to:-
    - Site management arrangements, including on-site storage of materials, plant and machinery; on-site parking and turning provision for site operatives, visitors and construction vehicles and provision for the loading/unloading of plant and materials within the site;
    - Wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the site does not carry mud or deposit other materials onto the public highway, and,
    - Details of measures to minimise construction waste and to maximise recovery and recycling.

    Reason:- In the interests of highway safety and neighbour amenity.

Drainage

6. No development shall be commenced until drainage details incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development have been submitted to and

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approved in writing by the Local Planning Authority. The drainage scheme shall thereafter be implemented in accordance with the approved details.
Reason:- In the interests of achieving a sustainable drainage scheme.

Unexpected Contamination

7. In the event that soil contamination, including surface coal measures, is found, at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue any further until an initial investigation and risk assessment has been completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not re-commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
Reason:- In the interests of minimising risks from unknown contamination sources.

8. The existing hedgerows to the side (north-east) and rear (north-west) boundaries of the application site edged red drawing reference 01 D and adjoining parent plot shall be permanently retained or otherwise replaced where removal has occurred within the next available planting season following the date of this permission unless otherwise approved by a subsequent reserved matters application.
Reason:- In the interests of character and appearance and nature conservation.

9. Where removal of existing hedgerows is allowed in accordance with Condition 08 above or any such reserved matters approval, there shall be no such removal during the bird nesting season (March to August inclusive), unless otherwise agreed in writing by the Local Planning Authority and in this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.
Reason:- In the interests of nature conservation.

10. The roofline of the dwelling hereby permitted shall be in keeping with neighbouring properties.
Reason:- In the interests of character and appearance

Informative(s)

1. The revised scheme is considered to be a sustainable form of development to conform to the provisions of the NPPF (National Planning Policy Framework).

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2. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 187 of the NPPF, the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

3. The revised red edge Location Plan is drawing ref. 01D.

4. This permission does not confer any change of use of the land outside the site edged red on the revised location plan to domestic curtilage.

X B.J. Haywood

Signed by: Haywood, Ben

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.