STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Dawson
The Spinney
188 Cheadle Road
Cheddleton
ST13 7BD

Application no: SMD/2016/0681

Determined on: 20/12/2016

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:
188 The Spinney, Cheadle Road, Cheddleton, Staffordshire ST13 7BD.

Description of Development:
DETACHED TIMBER GARAGE BUILDING

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 and detailed in the drawing 2016-2177-01 and 2016-2177-02, 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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. Before and during the period of construction the surrounding construction space and frontage approach to the building and the Root Protection Areas of the protected trees as defined as 'Tree RPA' on the plan numbered 2016-2177-01 shall be protected by means of temporary tree protection barriers to demarcate construction exclusion zones in accordance as far as reasonably practical with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations or as otherwise may be approvedin writing by the Local Planning Authority. These barriers shall be erected prior to the commencement of development and retained in situ for the duration of construction. Within the construction exclusion zones so defined 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 in writing by the Local Planning Authority.

Reason:- To ensure that the constrcution proccess does not harm the protected tress on the site.

3. The development shall be caried out in complete accordance with the submitted drawings numbered: 2016-2177-01 and 2016-2177-02 and dated September 2016.

Reason:- For the avoidance of doubt and purposes of clarification and to ensure that the development is carried out to an acceptable standard.

4. The development hereby approved shall be constructed only in full accordance with the construction details specified on Sammons Architectural ""Garage Details and Site Plan"" drawing no. 2016-2177-01 and with the provisions of the Arboricultural Method Statement contained within the N & J Tree Services Ltd Arboricultural Report dated 26th September 2016 submitted in support of the application.

Reason:- To ensure that protected trees on the site are not harmed during the construction process.

5. The external roofing materials shall be Staffordshire blue plain clay tiles to match in colour, form and texture those of the existing dwelling and the facing materials shall be timber boarding with a natural wood finish. Notwithstanding the provisions at Part 1, Class E, Schedule 2 of the General Permitted Development Order 2015 there shall be no variation to the roofing and facing materials, which shall be retained and maintained in perpetuity, or any other alteration or improvement to the building, without the prior consent in writing of the Local Planning Authority.

Reason:- To ensure that the works are in keeping with adjacent development.

6. The internal floor space of the garage shall be surfaced with loose stone only. Notwithstanding the exemptions at Section 55 of the Town and Country Planning Act 1990 the loose stone floor area shall be retained for the life of the development and there shall be no bound surface constructed inside the building at any time.

Reason:- To ensure that there are not any furture adverse impacts on protected trees.

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Informative

1. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraphs 186-187.

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.

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.