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

Mr Andrew Bailey
Plot 1
Stanley Bank
Stanley
Stoke On Trent
Staffs
ST9 9LT

Mr Harrison
Broadoak Estate
Green Head
Kingsley
Staffs
ST10 2EL

Application no: SMD/2016/0602

Determined on: 06/01/2017

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

APPROVAL OF RESERVED MATTERS

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:
Grove Garage, Kingsley Road, Cellarhead, Staffordshire ST9 0DJ

Description of Development:
Reserved matters application for appearance, landscaping, layout and scale pursuant to outline planning permission (SMD/2013/0903) for the demolition of the existing buildings on the site, erection of five detached houses, demolition of the main part of the agricultural building and the rebuilding/re-cladding of the remaining part of the agricultural building

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development.

1. The development hereby approved, including facing materials, stone lintels, fenestration, front boundary dry stone walling, field gate provision and boundary treatments within the site, shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

1422-00 Site Plan
1422-01 Revision B dated 3.1.17
1422-02 Revision B dated 4.1.17
1422-03 Revision B dated 3.1.17
1422-04 Revision B dated 4.1.17
1422-05 Revision B dated 4.1.17

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Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

2. Before the commencement of works, details of the roofing materials for the dwellings and surface materials for the parking areas shall be submitted to and approved in writing by the Local Planning Authority and the approved materials shall be used in the development.

Reason:-
In the interests of the appearance of the development.

3. The landscaping scheme including boundary treatments shown on A C Bailey ""Site Plan"" Drg. No. 1422-00 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, shrubs, hedges and grass planted or seeded 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:-
In the interests of the appearance of the development.

4. Before the commencement of works, details of the facing cladding materials for the agricultural building to be retained and altered shall be submitted to and approved in writing by the Local Planning Authority and the cladding shall be undertaken using the approved materials before any of the hereby approved dwellinghouses are occupied.

Reason:-
In the interests of the appearance of the development and residential amenities of future occupants of the approved dwellings.

5. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

Reason:-
In the interests of highway safety.

6. The development hereby permitted shall not be brought into use until the existing access to Little Grove Farm directly off Kingsley Road, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the provision

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of the access off the development access hereby permitted is permanently closed and the access crossing reinstated as footway with full height kerb.

Reason:-
In the interests of highway safety.

7. Before the proposed development is commenced, details shall be first submitted to and approved in writing by the Local Planning Authority indicating replacement and relocation of the lighting column and any consequent lighting design adjustments. The lighting column or columns shall thereafter be replaced / relocated in accordance with the approved details prior to the first occupation of the development..

Reason:-
In the interests of highway safety.

Informatives

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2. The existing dropped crossing to the site shall be reinstated to footway with full height kerb in accordance with details to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk). This should be included in the minor works agreement required under SMD/2013/0903 for construction of the access and widened footway.

3. The lighting column in the access will need to be relocated by SCC PFI contractor Eon. It may be that adjacent columns will also need to be relocated to provide adequate street lighting coverage. This will be at the developers expense and extent of works should be established at an early stage. This will need to be done by SCC PFI contractor Eon. Please contact: lightingforstaffordshire@eonenergy.com or highways@staffordshire.gov.uk or phone 0300 111 8000.

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.