STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr David Griffiths and Mrs Christina Hart
High Bent
The Hollands
Biddulph Moor
Staffordshire Moorlands
ST8 7LE

Application no: SMD/2016/0684

Determined on: 15/02/2017

**Town and Country Planning Act 1990 Section 191**
**(As amended by Section10 of Planning and Compensation Act 1991)**
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

# APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby approves to certify that on 27/10/2016 the *BUILDING OPERATION and USE* 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, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s): on the balance of probabilities based on an air photograph from July 2006 and a construction specification and quotation from 2004 and an electrician's invoice and electrical certificate from February 2005 the building as found at 27th October 2016 has been present for at least four years and in use as stabling / livestock housing in association with the c.1.2 hectares of field grassland held in the applicants' ownership at High Bent for at least ten years.

**FIRST SCHEDULE**

Construction of the existing stable / livestock building
in the location edged red on the attached plan and its use by the occupires of High Bent for stabling / housing of horses and livestock in association with the c.1.2 hectares of land in the applicants' ownership at High Bent.

**SECOND SCHEDULE**

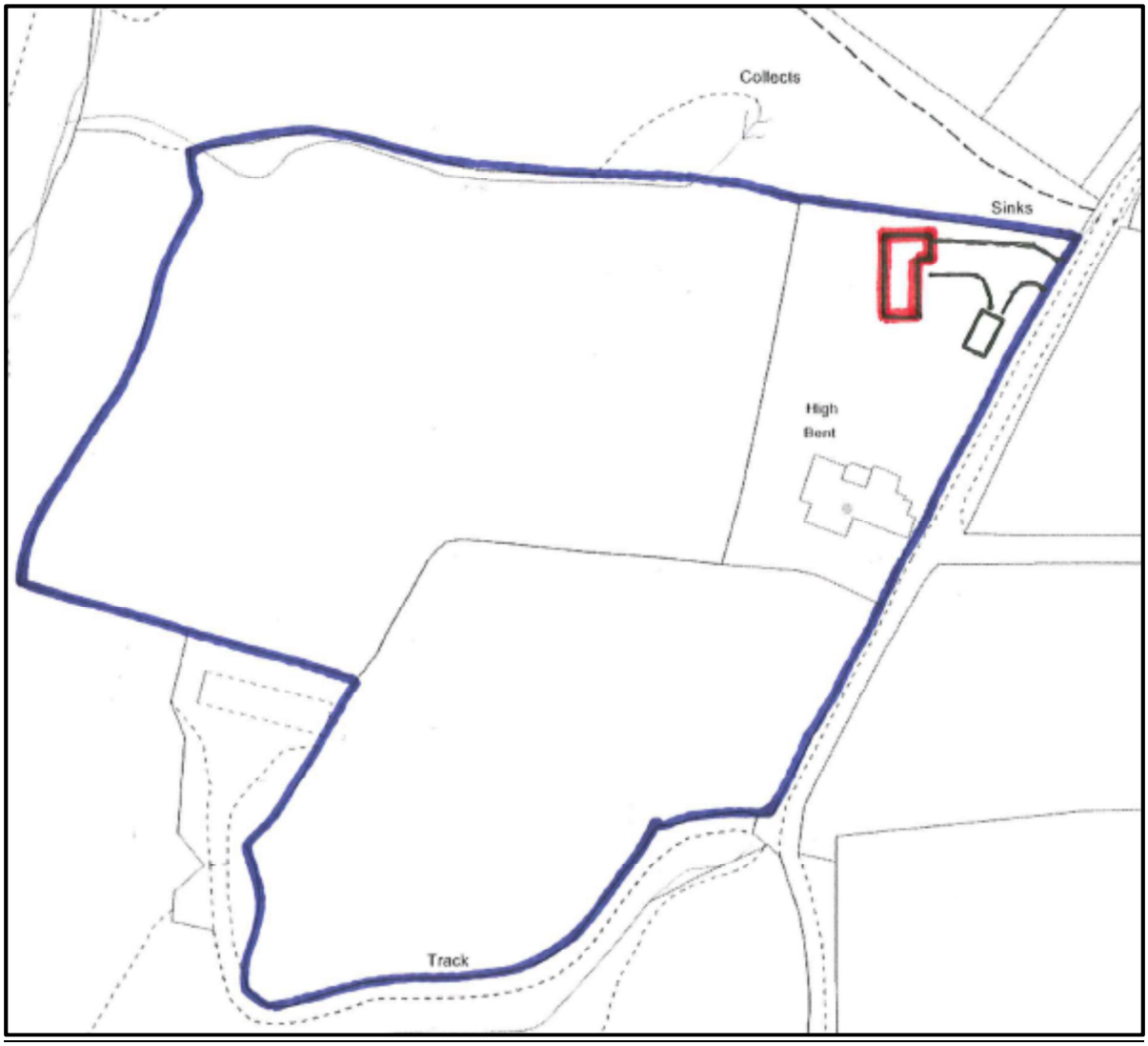
High Bent, The Hollands, Biddulph Moor, Staffordshire Moorlands ST8 7LE

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**

**Simon W. Baker** B.Ed MBA MIMSPA
*Chief Executive*



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# NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

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

   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

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence such as:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings