STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Kate Wilson
Tinsdills Solicitors
47 High Street
Sandbach
CW11 1FT

Mr & Mrs Robinson
John Mills Cottage
Bank End Farm
Longsdon
Staffordshire
ST9 9QJ

Application no: SMD/2017/0101

Determined on: 13/04/2017

Town and Country Planning Act 1990 Section 191 and 192
(As amended by Section 10 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 13/04/2017 the use / operations 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:

On the balance of probability, the submitted evidence demonstrates that the building edged in red has been used as a dwelling within the C3 Use Class (of the Town and Country Planning (Use Classes) Order 1987 (as amended)) on the site specified in the Second Schedule for a period in excess of 4 years.

FIRST SCHEDULE
Certificate of Lawfulness for existing use as a C3 dwelling.

SECOND SCHEDULE
John Miles Cottage, Bank End Farm, Leek Old Road, Longsdon, Staffordshire, ST9 9QJ

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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 like:

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