STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mrs Williamson
Alton Bridge Hotel
Station Road
Alton
Staffordshire
ST10 4BX

Application no: SMD/2016/0550

Determined on: 12/05/2017

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:
Alton Bridge Hotel Station Road Alton Staffordshire ST10 4BX

Description of Development:
Retention of extension to outbuilding, 2no. lamp standards and overflow car park

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 subject to the following condition(s):

1. The development hereby approved shall be maintained in complete accordance with the submitted plans and specifications as follows:-

SAWI/PP/02/001
SAWI/PP/02/003

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

2. Within two months of the date of the Planning Permission, the two lamp standards hereby approved shall be painted dark green.

Reason:-
In the interests of the historic character and appearance of the Conservation Area.

3. The overflow car park hereby approved shall not be brought into use until a Flood Warning and Evacuation Plan for the car park is brought into use in accordance with details to be submitted to and approved in writing by the Local Authority. The approved Plan shall be in use for the overflow car park for the lifetime of the development hereby approved.

Reason:-
To prevent flood damage to property within the site.

4. The artificial lighting in connection with the development hereby approved shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the lights are in operation.

Reason:-
To protect the local amenities of the local residents by reason of excess of illuminance

5. Within two months of the date of the Planning Permission, an oil and silt interceptor for all surface water drainage from the parking area (into any watercourse, surface water sewer or soak away system) hereby approved, designed and constructed to have a capacity and details compatible with the site being drained, shall be installed in exact accordance with details to be submitted to and approved by the Local Planning Authority. Roof water shall not pass through the interceptor.

Reason:-
To prevent pollution of the water environment

6. Within 3 months of the date of this permission, the existing gate on the front of the building extension hereby approved shall be clad with vertical timber boarding.

Reason:
In the interests of visual amenity.

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. With regard to Condition 3, the applicant is advised that the flood warning service may

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

only be able to give a maximum of 2 hours notice. Therefore, in the case of a hotel where residents may leave their car on site during the day whilst being elsewhere, having contact numbers available of any hotel residents when the overflow car park is being used, would be an important consideration. Subsequently, it is expected that all vehicles would be removed in the event of a flood. However, as extra assurance against residual risk, the applicant may wish to install a gate to prevent cars entering during periods of high water levels and/or bollards to prevent any cars not picked up from floating away. Signage to inform people that the car park is in a flood risk area as a disclaimer is also recommended.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.