STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Heathcote
Padwick Farm
Mount Road
Leek
ST13 7LY

Application no: SMD/2016/0807

Determined on: 02/05/2017

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:
Padwick Farm Mount Road Leek Staffordshire ST13 7LY

Description of Development:
Three single-storey shepherd-hut holiday-let accommodation units and associated compost toilet blocks

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 permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

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

Location Plan: 15/482/02 Revision A

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Amended Plan: Site Plan 15/484/01 Revision B received on 12th April 2017
1:50 scale Elevation Drawing of shepherd hut
1:50 scale Elevation Drawing of compost toilet
Compost Toilet details sheet

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

3. The total number of shepherds huts sited within the red-edged application site shall not exceeded 3 at any time during the lifetime of the development hereby permitted

Reason:-For the avoidance of doubt and to define the permission.

4. The shepherd huts and compost toilet blocks hereby approved shall comprise a green painted timber finish unless otherwise approved in writing by the Local Planning Authority.

Reason:-In the interests of the appearance of the countryside

5. Each shepherd hut holiday let cabin shall not accommodate more than two guests at any one time.

Reason:-In the interests of the character and amenities of the area.

6. The shepherd hut holiday let cabins hereby approved shall not be occupied by any person(s) for a period of longer than 2 calendar months and no person(s) who has occupied any of the cabins shall occupy any of the cabins again at any time within six months of the day of the last occupation of the cabins. No shepherd hut sited within the red-edged application site shall be occupied as a permanent residence at any time during the lifetime of the development hereby permitted. A register of occupants, the dates of their stays and permanent addresses shall be maintained at all times for inspection by the Local Planning Authority on request.

Reason:-In order to prevent the use of any of the cabins as a permanent unit of accommodation/dwelling which would be harmful to the character of the rural area.

7. There shall be no parking of vehicles within the red line of the site hereby approved. All car parking for the Shepherd Huts shall be within the car parking area as shown on the approved Site Plan.

Reason: To protect the character and appearance of the countryside.

8. The shepherd huts and toilet blocks shall be placed exactly in the positions shown on the amended site plan drawing 15/484/01 Revision B and shall not be moved to any other part of the property known as Padwick Farm, Mount Road, Leek at any time whilst being used as

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guest or holiday let accommodation.

Reason:-In the interests of the appearance of the area and residential amenity.

9. The construction and landscaping works hereby approved shall be carried out between 9am - 5pm Monday to Friday and between 9am - 1pm Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason:-
To avoid the risk of disturbance to neighbouring dwellings during unsocial hours.

10. Any waste material associated with construction and landscaping under this permission shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

Reason:- To protect the amenities of the area.

11. Details of any artificial lighting to be installed anywhere at the Padwick Farm property in connection with the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use and shall be installed in exact accordance with the approved details.

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

12. No means for the amplification of voice or music whatsoever shall be used outside the approved huts or ancillary buildings. Any broadcast or background music or voice played inside the huts shall at all times be set at a level that will ensure that it is inaudible at the nearest noise sensitive properties.

Reason:- In the interests of the protection of the amenities of the surrounding area and the occupiers of nearby residential properties.

13. Before the commencement of use, prominent, clear and legible notices must be displayed at all exits at the Padwick Farm property and within the Padwick Farm property requesting customers respect the needs of local residents and to enter, leave and use the premises and area quietly and to keep to public footpaths, in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason:- In the interests of the protection of the amenities of the surrounding area and the occupiers of nearby residential properties.

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14. The parking, turning and servicing areas for the holiday let huts shall be provided as shown exactly on amended site plan drawing 15/484/01 Revision B before the commencement of the use and shall thereafter be retained unobstructed as a parking, turning and servicing area for the life of the development.

Reason:-In the interests of highway safety.

15. Before the commencement of the use, details of the disposal of waste from the compost toilets hereby approved shall be submitted to and approved by the Local Planning Authority and the waste disposal shall be carried out in exact accordance with the approved details throughout the operation of the holiday let/guest accommodation business.

Reason:-In the interests of the amenities of the area including residential amenity.

16. The Shepherds Huts and Toilets shall be removed from the site within 6 months of ceasing to be required for holiday accomodation purposes.

Reason: To protect the character and appearance of the area.

Informative

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

X B.J. Haywood

Signed by: Ben Haywood

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

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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.