STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Godwin-Bratt
Blue Bee Consulting Ltd
Newlands Cottage Newlands Lane
Rugeley
Staffordshire
WS15 3JD

Mr Pugh
Horizon Care & Education Group Ltd
Venture House 12 Prospect Park
Cannock
WS11 0LG

Application no: SMD/2017/0095

Determined on: 15/05/2017

**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 15/02/2017; 'the Use' specified in the First Schedule taking place on 'the Land' specified in the Second Schedule, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

Before 'the Use' commenced, 'the Land', which comprises of a dwellinghouse and its curtilage, was lawfully used as a family dwellinghouse (Class C3(a) of the Use Classes Order 1987). 'The Use' is lawful and immune from enforcement action because it is not the result of a 'Material Change of Use' and therefore an act of development that requires planning permission has not occurred.

## FIRST SCHEDULE

Use of a dwellinghouse by up to three children, with ages ranging between 10 and 17 years of age, as their prime and sole residential home where their care is provided by up to three duty carers, at any one time, who operate a 24 hour shift with a 30 minute change over between 9:30am and 10:00am (*sui generis*).

## SECOND SCHEDULE

Land at Greenfield House, Eaves Lane, Armshead, Staffordshire ST2 8NA that has been edged red on the attached plan numbered GFH 1 ('the Land').

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*Chief Executive*

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**



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*Chief Executive*

# 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