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

Miss Kelsall
Lightwood Farm Ashbourne Road
Cheadle
Staffordshire
ST10 1SJ

Application no: SMD/2017/0292

Determined on: 28/06/2017

Town and Country Planning Act 1990 Section 192
(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 PROPOSED DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 28/04/2017; the proposed operation specified in the First Schedule ('the Development') that would take place on the land specified in the Second Schedule ('the Land'), would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

'The Development' would be development permitted by Class A, Part 2, Schedule 2 of the General Permitted Development Order 2015 and would be immune from enforcement action and not require planning permission from the Local Planning Authority.

FIRST SCHEDULE

The construction of a wall adjacent to a highway used by vehicular traffic that would not exceed 1metre above ground level; and would not casue any obstrcution within the visibility splay of the access,as shown and detailed on the sheet WALL PLAN AS PROPOSED and in the the CROSS SECTIONS "A"."B"."C". that were submitted with the application.

SECOND SCHEDULE

Land at Lightwood Farm, Ashbourne Road, Cheadle, Staffordshire ST10 1SJ that is edged red in the attached plan numbered LW 1.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council

INFORMATIVE

This certificate confirms only that at the date of the application, the permission granted by virtue of the General Permitted Development Order (the GPDO) can be relied upon to construct the wall that is shown and detailed in the submitted application documents. However, the applicant should be aware that by carrying out this development there may be serious implications for the status and ability to implement and comply with the Planning Permission ref. SMD/2016/00429 that was granted by the Local Planning Authority on the 20th January 2017. This is because that planning permission was only granted subject to the condition that no development as specified in Part 2 Class(es) A and C, be carried out without express planning permission first being obtained from the Local Planning Authority. Moreover, it was also a condition of the planning permission that the development could not commence until full details of both hard and soft landscaping, including details of means of enclosure, had been submitted to and approved by the Local Planning Authority. It maybe that the applicant would be unable to achieve an acceptable and approvable scheme of hard landscaping if they have already constructed a means of enclosure that would be at odds with such a scheme.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

LW 1



www.staffsmoorlands.gov.uk
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ. Tel: 0345 605 3010.
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

INVESTORS IN PEOPLE | Gold
POSITIVE ABOUT DISABLED PEOPLE

STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
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 192 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