

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/2017/0293

Determined on: 30/06/2017

**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:**

Lightwood Farm, Ashbourne Road, Cheadle, Staffordshire ST10 1SJ.

**Description of Development:**

Erection of stable for the shelter and stabling of two horses

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development hereby approved shall only be carried out in full and complete accordance with the drawn and written details shown on the 1:200 SITE PLAN and the PROPOSED STABLES ELEVATION & FLOOR PLAN dated 18.04.2017 that were submitted with the application on the 28th April 2017; and with the revised Location Plan numbered LW 1 that was amended and agreed on the 30th June 2017.

Reason:- For the avoidance of doubt and the purposes of clarification and to ensure that the development is carried out as approved to an acceptable standard.

3. The development shall be constructed with a timber frame, walls and facing material that shall be of a natural wood stain finish. The roofing material shall be asphalt shingles of a dark grey colour. There shall be no use of steel joists or concrete block to form or contribute to the structural integrity of the building. There shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason:- To ensure that the works harmonise with the surrounding landscape and are commensurate with the required purpose that is stated.

4. Prior to the development being brought into use a bound concrete hardstanding shall be provided to the front of the stable that shall project no more than 3metres from its front elevation; and an enclosed 2metre by 2metre area of bound concrete hardstanding shall be provided to the side of the stable for the storage of manure. There shall be no storage or piling of manure any where other than within the provided enclosed hardstanding.

Reason:- To assist the effective cleaning out of the stable and to ensure that there is adequate facility to store manure and bedding waste before disposal and to prevent pollution of the environment.

5. There shall be no trailers, horse boxes, containers, caravans or any other moveable structure for any purpose, placed anywhere on the land that has been edged in red on the Location Plan numbered LW 1.

Reason:- To protect the countryside from encroachment and the amenity of the landscape.

6. The stables hereby permitted shall not be used for any purpose other than the private stabling of the owners horses. There shall be no commercial or livery use of the stables and no gymkhanas shall be held on the land.

Reason:- To protect the countryside from encroachment and the amenity of the landscape.

7. There shall be no external lighting installed at the site without the prior written consent of the Local Planning Authority.

Reason:- To protect the countryside from encroachment and the amenity of the landscape.

### **Informative**

1. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraphs 186-187.

Simon W. Baker B.Ed MBA MIMSPA  
*Chief Executive*

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

## **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](mailto: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](http://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

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.