STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Michael Hyde
MH Planning Associates
140 West Princess Street
Helesburgh
G84 8BH

Mr Ball
Cross Roads Cottage Over The Hill
Biddulph Moor
Staffordshire
ST8 7LA

Application no: SMD/2017/0278

Determined on: 25/08/2017

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 USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 25/04/2017; the proposed use specified in the First Schedule ("the Use") 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 'park home' style static caravan that had been delivered to site in April 2017 is a caravan as defined by the Caravans Act 1960 and 'the Use' would not result in a material change of use requiring planning permission because it would be ancillary to the primary use of the residential planning unit as a dwellinghouse.

FIRST SCHEDULE

The use on "the Land" of the 'park home' style static caravan that was delivered to site in April 2017 as living accommodation by the parents of the home owner at Cross Roads Cottage where the parent's meals are prepared and laundry washed in the existing dwelling house; all utility supplies are shared with the existing dwelling house; and "the Land" is occupied together with the other residents as one single 'family household/unit'.

SECOND SCHEDULE

Land at Cross Roads Cottage, Over The Hill, Biddulph Moor, Staffordshire, ST8 7LA that is shown edged red on the attached plan numbered CR 1.

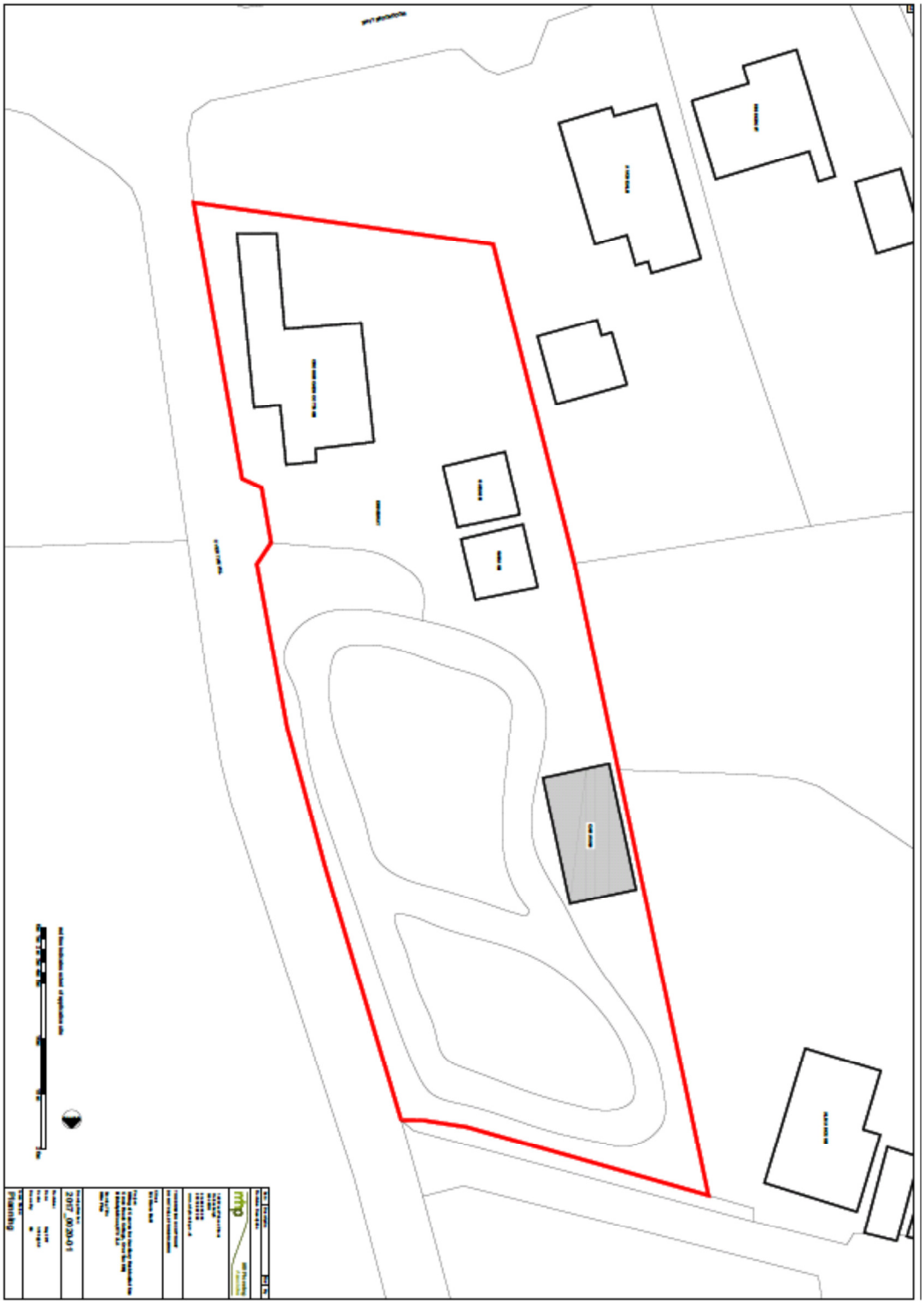
X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

CR 1



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