STAFFORDSHIRE
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DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Tideswell
Wolver House 52 Rakeway Road
Cheadle
Staffordshire
ST10 1QH

Application no: SMD/2017/0347

Determined on: 6th October 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:
52 Wolver House Rakeway Road Cheadle Staffordshire ST10 1QH

Description of Development:
Variation of condition of 2 of planning permission SMD/2015/0607 to amend approved drawing ""00399/AL(0)/03 Rev B"" to ""137-1-Planning Drawing""

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 & Country Planning, Planning & Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in strict accordance with the submitted plans numbered 137-1-Planning Drawing; and Location and Block Plan.
   Reason: - For clarity and the avoidance of doubt.

3. No development shall take place until samples of the facing and roofing materials to

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be used in the dwelling and details of rainwater goods (including vents and cowls) and rooflights have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
Reason: - To ensure a satisfactory external appearance and that the development is of a design sympathetic to the locality.

4. No development shall take place until details of the proposed materials/finishes for windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
   Reason: - To ensure a satisfactory external appearance and that the development is of a design sympathetic to the locality.

5. No development shall take place until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The details shall include for the provision of boundary fencing along the full length of the boundary between the existing garden of no.52 and that of the new house. The approved details shall be completed prior to the occupation of any of the buildings on the site.
   Reason: - To provide adequate privacy, in the interests of visual amenity and to ensure that the scheme is adequately landscaped.

6. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
   Reason: - To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

7. Unless prior permission has been obtained in writing from the Local Planning Authority, all construction activities shall be restricted to the following times of operations
   - 08:00 - 18:00 hours (Monday to Friday)
   - 08:00 - 13:00 hours (Saturday)
   - No working is permitted on Sundays or Bank Holidays.

   In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
   Reason: - To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

8. The development hereby permitted shall not commence until the access to the site within the limits of the highway boundary has been completed.
   Reason:- In the interests of highway safety.

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9. The development hereby permitted shall not be brought into use until the parking, servicing and turning area have been provided in accordance with the approved plans.
   Reason:- In the interests of highway safety.

10. The development hereby permitted shall not be brought into use until the access driveway rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary.
    Reason:- In the interests of highway safety.

11. The no part of the development hereby permitted shall be commenced until details of a surface water drainage interceptor, connected to a surface water outfall, or drainage to SUDS principles has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first occupied.
    Reason:- In the interests of addressing flood safety concerns

12. Notwithstanding any indication on the site layout drawing no 00400/AL(0)/01 Rev B before the commencement of development, including any demolition, site establishment and clearance, full details of proposed landscaping shall be submitted to and approved by the Local Planning Authority. Such details shall include the positions, species, planting sizes and numbers/densities of all new trees, shrubs and hedgerows proposed along the frontage to replace those being lost through the formation of the new vehicular entrance way.
    Reason:- In order to secure an appropriate landscape design and to protect the visual amenity of the street frontage.

13. The planting scheme approved under condition number 12 shall be implemented before the end of the first planting season (November to February inclusive) following completion of the development hereby approved. New plants shall be properly maintained for a minimum period of 5 years following planting and any which are removed, become diseased, die or otherwise fail to establish within this period shll be repalced with similar speciies and the replacements themselves shall be properly maintained for 5 years .
    Reason:- In order to secure an appropriate landscape design and to protect the visual amenity of the street frontage

14. Before the commencement of development, including any demolition, site establishment and clearance, construction exclusion zones shall be established by the erection of protective fencing along the Rakeway Road street frontage and along the hedged boundary between 54 and the site and shall be maintained in position for the duration of the construction period. Within 1m of the boundary with no.54 there shall be no excavation, changes in ground levels, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement or lighting of fires unless otherwise first agreed in writing by the Local Planning Authority.

Reason:- To protect the extant hedges and planting during construction.

15. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the dwelling shall be carried out and no extensions, alterations to the roof, porches, solar or photovoltaic panels, hard standings, gates, fences, walls or other means of boundary enclosure shall be erected on the site without express planning permission first being obtained from the Local Planning Authority.
Reason: - To enable the Local Planning Authority to control the development and to safeguard the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building

16. In the event that soil contamination, including surface coal measures, is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence until a detailed remediation scheme the bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the historical environment has been prepared, and is subject to approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
Reason: to ensure risks from land contamination to future users of the land and neighbouring land are minimised, together with those controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative

1. Attention is drawn to condition 15 of this approval, the effect of which is to withdraw permitted development rights in respect of development which would otherwise not require planning permission. You are advised to contact the Local Planning Authority Development Control Section before undertaking any other development in the future in order to ascertain whether planning permission is required.

2. The dropped crossover to the site shall be constructed in accordance with the details to be submitted and with Staffordshire County Council requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. This link:
www.staffordshire.gov.uk/transport/staffshighways/licences provides information on 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an

application form for a dropped crossing. Please complete and return BY EMAIL to nmu@staffordshire.gov.uk or BY POST to Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Wedgewood Building, Tipping Street, STAFFORD, Staffs ST16 2DH).

3.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

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.

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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.
13.