STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Dawes
8 Raymond Avenue
Stoke- on- Trent
ST1 6DN

Application no: SMD/2017/0716

Determined on: 10/01/2018

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:
Land Off Jack Haye Lane, Armshead, Staffordshire

Description of Development:
The constrcution of a horse riding manege.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for development, which has already been carried out and that is described above and detailed in the revised 'Site Block Plan and Section Rev A' and 'Site Location Plan Rev A' drawings that were submitted to the Planning Authority by electronic communication on the 10th January 2018; the permission is granted subject to the following conditions:

1. The permitted manege and the premises edged red on the Site Location Plan Rev A, shall only be used by the owner, main occupant or sole tennant for their own private enjoyment and activity involving the keeping, training and exercising of their own horses mainly or solely stabled at the premises. The manege and premises shall not be rented, let, booked or otherwise used by other riders, to take lessons or attend practice or exercise sessions.There shall be no gymkhanas held on the land.

Reason: The vehicular access, turning and parking provision is not adeqaute for multiple vistors and users to safely arrive at or enter and leave the premises. Moreover, the premises occupies an unsustainable location where multiple visitors would cause disruption, visual and noise, in this remote countryside location.

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2. Within 6 months from the date of this decision notice the area of hardstanding to the front of the stable shall be reduced and limited to the area of land that is shown as edged green on the attached plan by removing from the premises all of the rubble and material making up the hardstanding on land outside of and beyond the green edged area and returning that land to a grass field; a timber post and rail fence, of no more than 1.5m high, shall then be erected along the edge of the reduced area of hardstanding to the front and sides of the stable.

Reason: In the interests of restoring the amenity and openness of the Green Belt.

Informative

1. The proposed development has already been carried out and planning permission is granted retrospectively. The development is judged to be of suitable appearance and location and meets the tests of sustainability in planning. There are not judged to be any adverse implications for the Green Belt, neighbouring land owners, or wider public amenity. As a condition of this planning permission an excessive area of hardstanding shall be reduced and this improvement to the premises is shown on amended plans that were submitted by the applicant. Achieving such improvement with the development is advocated within the National Planning Policy Framework paragraphs 186-187.

2. If Condition No. 2 has not been complied with within the period of 6 months of this planning permision a breach of the condition and planning permission will occur. This could affect the validity of the permission relating to the construction and use of the manege. The Council may in those circumstances decide to take enforcement action in respect of the breach of condition and/or the development as a whole.

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.