STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Natalie Hewitt
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2 - 4 Cross Street
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Staffordshire
ST10 1NP

Mr Grocott
c/o Hewitt and Carr Architetcs

Application no: SMD/2018/0153

Determined on: 14th May 2018

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL OF RESERVED MATTERS

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:
The Crown Inn Tean Road Cheadle Staffordshire ST10 1TW

Description of Development:
Application for approval of reserved matters for appearance, landscaping, layout and scale relating to application SMD/2016/0344

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development.

1.The development hereby permitted shall be carried out in accordance with the following approved plans: AL(0) 03B, 01C, 05D and 04E
Reason:- For the avoidance of doubt and in the interests of proper planning.

2.The brick used for all external facings of the dwellings and walls hereby approved shall be the Weinerberger Oakwood Multi. The roofing material to be used in the development is the Imerys Beauvoise 20 clay roof tiles. The development shall be carried out strictly in accordance with these agreed materials.

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Reason:- In order to ensure the satisfactory appearance of the development

3.The development hereby permitted shall not be brought into use until the parking and turning areas have been provided and surfaced in accordance with details which shall previously have been approved in writing by the Local Planning Authority and marked out in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development
Reason:- To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

4.The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
Reason:- To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

5.Notwithstanding the submitted plans and prior to the construction of any of the dwellings hereby approved, full details of the proposed doors and windows shall be submitted and approved in writing by the Local Planning Authority, such detail to include materials and finish, recess depth within the frame, opening mechanism and glazing bar subdivision. The development shall thereafter be carried out strictly in accordance with the agreed details
Reason:- In the interests of the visual appearance of the development and the rural character and appearance of the area.

6.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, C D and E other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.
Reason:- To enable the Local Planning Authority to control the development and so safeguard the private amenity space afforded to each dwelling and to protect the character and appearance of this rural area.

7.The planting scheme shown on Hewitt and Carr Architects Site Plan as Proposed Drg. No. 00417_AL(0)05 Rev D shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the

next suitable season
Reason:- In order to secure an appropriate landscaping scheme in the interests of the character and appearance of the area.

8. Notwithstanding the requirment of Condition 7 and the planting specfication shown on Drawing AL(0)05 D the proposed new boundary hedging shall be basic native holly (not variagated) and shall also include a mix of other native species including Hazel, Blackthorn, Field maple and Dog Rose.
Reason:- In order to ensure an appropriate landscaping scheme in the interests of the character and appearance of the area.

9. Eaves and verge detail shall be strictly in accordance with the approved plans. There shall be no tile edging strip or fascias boards.
Reason:- For the avoidance of doubt and in the interests of the character and appearance of the area.

Informative
1.This is considered to be a sustainable form of development which complies with the provisions of the NPPF

2.The Local Highway Authority advise that as all dwellings have direct pedestrian access onto Tean Road, the footway from Tean Road into Freehay Road on the development side will not be required. A pram crossing (without tactiles) should be provided opposite the vehicular access.

X

Signed by: Jane Colley

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

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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.