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

Mr John Clarkson
Barnett Ratcliffe Partnership
The Old Library Rowley Street
ST16 2RH

Mr Robinson
10 Woodside Cottages Churnet View Road
Oakamoor
Staffordshire
ST10 3EA

Application no: SMD/2018/0195

Determined on: 15th June 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:
Land Off CHURNET VIEW ROAD OAKAMOOR STAFFORDSHIRE

Description of Development:
Reserved matters application in relation to SMD/2017/0713 seeking consent for external appearance of the buildings and the landscaping of the site

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 subject to the following conditions:

1. The facing bricks to be used in the development hereby permitted shall be Wienerberger Hathaway Brindle unless the Local Planning Authority gives written consent to any variation.
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

2. The rainwater goods to be used in the development hereby permitted shall be installed on “rise and fall brackets”
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

3. Notwithstanding the details shown on the approved plans:
   a. the fascia boards and soffits of the dwellings hereby permitted shall be fabricated in timber

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b. The roofs of the dwellings shall be finished in Staffordshire Blue plain clay tiles.
c. Where mock stone window cills and lintel details are shown on the approved plans to be installed on the dwellings, these shall be fabricated in natural stone

Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area

4. The windows to be installed in the dwellings hereby permitted shall be painted timber windows or high quality wood-grain effect upvc. (Samples of the latter shall be submitted to and approved in writing by Local Planning Authority prior to installation). The windows shall be fitted with flush casements or vertical sliding casements. Notwithstanding the details shown on the approved plans the windows shall be finished in white or off-white and set behind a 75mm brick reveal.
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

5. Prior to any work to construct brick eaves, verges and chimneys, detailed drawings of these features at a scale of not less than 1:5 shall be submitted to and agreed in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved details.

6. The garage doors of the dwellings hereby permitted shall be vertically boarded.
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no gates, walls, fences or other means of enclosure normally permitted by Class A of Part 2 Schedule 2 to that Order shall be erected unless a further planning permission has first been granted on application to the Local Panning Authority.
   Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

9. Prior to installation detailed drawings of a scale of not less than 1:5 of all joinery details including casement profiles, glazing bars, sections, cills/lintels, porches and bay windows shall be submitted to and agreed in writing by the Local Planning Authority. No development shall take place except in complete accordance with the

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approved details.
Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area.

10. No development shall commence until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights of planting and positions of all additional trees, shrubs and bushes to be planted. The approved tree protection measures shall be erected prior to the commencement of development and shall thereafter be retained for the duration of the works.
    Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
    Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area

12. Prior to installation elevational details of all boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The approved boundary treatments shall be installed prior to the first occupation of the dwelling to which they relate.
    Reason: In the interests of visual amenity and to protect the character and appearance of the Conservation Area

13. This permission shall refer to the following approved plans:
    1726-PL-18 – Site Layout
    1726-PL-11 RevA – Plots 1a & 1b – Plans and Elevations
    1726-PL16 Plot 2 (Floor Plans only)
    1726-PL13 Rev A Plot 3 (Floor Plans only)
    1726-PL-14 Rev A Plot 4(Floor Plans only)
    1726-PL-15 Rev A Plot 5(Floor Plans only)
    1726 PL-16 Plot 6 (Floor Plans only)
    1726-SK38 Proposed Type Varieties
    Reason: For the avoidance of doubt

14. Notwithstanding the details shown on the approved plans prior to any works taking place to construct the external walls of the dwellings hereby permitted revised side and rear elevations reflecting the elevational details shown on drawing 1726-SK38 Proposed Type Varieties for plots 2 to 6 shall be submitted to and approved in writing

by the Local Planning Authority. No development shall take place except in complete accordance with the approved plans.
Reason: For the avoidance of doubt

Informative

1.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 _____

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 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.