Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

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.

Application No: 05/01312/FUL

To:
Mr A Roberts
10 Tean Road
Cheadle
Staffs
ST10 1LQ

Location of Development:
Land Adjacent To 29 Station Road Cheadle Staffordshire Moorlands ST10 1LH

Description of Development:
Erection of a dwelling

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 in accordance with plans ref: 001; 002; 003; 004; 005; 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 Section 91(1) of the Town and Country Planning Act 1990

2.The dwelling hereby permitted shall not be occupied, nor shall each subsequent new occupation be undertaken until such time as it has been demonstrated in writing to the Local Planning Authority, and such written consent has been provided, that occupation of the dwelling will satisfy the following local occupancy criteria from the Supplementary Planning Guidance on Affordable Housing for Local People by meeting at least one of the following criteria:

(i) They have lived continuously in the Staffordshire Moorlands community for at least five years;
(ii) They have strong local connection with the Staffordshire Moorlands by birth or upbringing, or by previous periods of residence;

(iii) They need to support their family currently living in the Staffordshire Moorlands or themselves in need of family support;
(iv) They are employed in the Staffordshire Moorlands.
Reason:-
In order to achieve and maintain in perpetuity local needs housing in circumstances where planning permission would otherwise be refused.

3.The development hereby permitted shall not be commenced until details of types and colours of all facing materials and hard surfaces 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 that the external appearance of the development is satisfactory.

4.The upper walls of the front elevation shall be given a cement render finish in accordance with the details shown on the submitted drawings. The works shall be carried out prior to the first occupation of the proposed dwelling.
Reason:-
To ensure that the external appearance of the development is satisfactory.

5.The proposed dwelling shall not be occupied until the proposed vehicular access has been completed and the driveway has been surfaced in a bound material which shall be retained for the life of the development. Details of the proposed surface treatment shall be submitted to and approved in writing by the local planning authority prior to the commencement of any site works.
Reason:-
In the interests of highway safety.

6.The proposed access shall not be fitted with gates.
Reason:-
In the interests of highway safety.

7.The proposed garage shall at all times be kept free of obstruction for the parking of motor vehicles and shall not be used for, or converted into, habitable residential accommodation.
Reason:-
To ensure the provision of satisfactory garaging facilities in the interests of highway safety

8.Any soakaway shall be located a minimum of 5.0 metres away from the rear of the highway boundary
Reason:-
To safeguard the public highway

9.In carrying out the development, 1.5m x 45 degree visibility splays shall be provided each side of the access with nothing placed or allowed to remain forward of the splays that exceeds 600 mm in height above the adjacent carriageway channel level

Reason:-

In the interests of highway safety

10.The development hereby permitted shall not be commenced until a scheme of foul drainage and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.

Reason:-

To ensure satisfactory drainage of the site and to avoid the risk of flooding and pollution.

11.A 1.8 close-boarded screen fence shall be erected along the entire Station Road frontage of the site before the proposed dwelling is occupied

Reason:-

To preserve the visual amenities of the area

Informative

1. The access to the site shall be constructed in accordance with the attached Y2 conditions, and the applicant is advised that the access will require a Section 184 Notice from the Area Surveyor at the local highways authority at Staffordshire County Council (see attached details for contacts).

2. The policies that have been taken into account in the determination of this application are as follows:

The Staffordshire Moorlands Local Plan - Policies H4, H5, H14, B13 and T18.

It is considered that the proposed development represents an acceptable form of development within the defined Town Development Boundaries of Cheadle, provides for affordable housing, is of appropriate scale, design and appearance, and would not be prejudicial to the reasonable enjoyment of any nearby dwelling or highways safety.

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Signed on behalf of Staffordshire Moorlands District Council

05/01312/FUL

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of the decision notice. (Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No.2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.