STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Martin Farrow
14 Cauldon Avenue
Cheddleton
Staffordshire
ST13 7EL

3 Basford Bridge Lane
Leek
Staffordshire
ST13 7EQ

Application no: SMD/2018/0251

Determined on: 14/08/2018

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:
Ashcombe Park Cricket Club Basford Bridge Lane Cheddleton Staffordshire ST13 7EQ

Description of Development:
Demolition of exiting stores & creation of new garage, bar store & Disable/female changing facility.

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

2. The external building materials used in the construction of the garage / store / changing facility shall match those in the construction of the exterior of the existing Pavilion and Bar.
   Reason:- To ensure the external appearance of the building is of an acceptable appearance that reflects the character and form of buildings already present on the site.

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3. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows 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 measn of drainage as well as to prevent ot to avoid exacerbating any flooding issues and to minimise the risk of pollution.

4. The development hereby approved shall be carried out in accordance with drawings numbered 2018-01-001, 2018-01-005, 2018-01-006, 2018-01-007, 2018-01-008 and 2018-01-009.
Reason:- For the avoidance of doubt.

Informative

1. *Staffordshire Police:* The proposed provision of improved storage and changing facilities at the location is noted. The applicant should be aware that recreational clubs particularly in rural settings, in common with farms, smallholdings etc can be targets for offenders seeking to steal equipment among other things. It therefore makes sense to take appropriate precautionary measures where possible to safeguard property and equipment and deter offenders. Incorporating such measures at the new build stage is the ideal time. With this in mind, the following advice is offered for consideration.

- The pedestrian door and roller shutter door to the garage (which will presumably be used to store any valuable maintenance equipment) should offer a robust barrier to intrusion. The same would apply to the bar store door. Clearly, not all doors or roller shutters offer the same level of attack resistance. In fact, many are not able to provide any independent evidence to back up any security claims.

- Should the applicant be looking to install products that will offer a recognised level of intruder resistance in these respective apertures (rather than relying upon products which have no third party security certification and have an unknown and unquantifiable attack-resistance capability), the attention of the applicant is drawn to the following security standards: *LPS1175:Issue 7 Requirements and testing procedures for the LPCB approval and listing of intruder resistant building components, strong points, security enclosures and free-standing barrier.* LPS2081 Issue 1:2015 - This is similar to LPS1175 but specifically addresses resistance to opportunist intruders attempting 'stealth' attacks to gain entry. STS202:2015 *Burglary resistance requirements for construction products including doorsets, windows, curtain walling, security*

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grilles, garage doors and roller shutters. Products certified to these standards will be to a particular level of manual attack-resistance (SR or BR). The most appropriate security/burglary rating would need to be ascertained through dialogue with the product manufacturers/suppliers.

- Attention is drawn to the independently security-rated product Securilath which is designed to prevent forced entry through a roof, often the next best thing to gaining entry via a door or window. Incorporation of this product should be considered - www.exmeshsecurity.co.uk

- Where inferior quality roller shutters are used, their resistance to attack can be increased to some extent by the installation of roller shutter locks which secure the bottom of roller shutter to the concrete base outside or inside the roller shutter.

- Ideally items stored within outbuildings should be secured in situ so that offenders cannot simply remove them. At worst, this slows them down and makes it more likely they will be disturbed. However, the right security equipment can make removal very difficult, noisy and time-consuming even if access is gained to an outbuilding. I would draw attention to the website www.securityforbikes.com who are a Staffordshire-based police approved supplier under the Secured by Design scheme. They are extremely knowledgeable about security, and manufacture and supply some extremely attack-resistant products. The ideal situation is a highly resistant ground anchor (secured in a concrete floor) with chain and padlock of comparable attack-resistant quality. Some of their chains are so robust they cannot be bolt cropped by hand. They supply some excellent combination packages that are worth considering and their products are suitable for use in a wide variety of applications.

  It should be noted that there other suppliers who have been approved under the Police's Secured by Scheme and who can be found at www.securedbydesign.com . In addition I would also draw attention to the Sold Secure scheme (the security test house of the Master Locksmiths Association). They have an online catalogue (www.soldsecure.com) within which are rated a variety of security products - hasp/staples, padlocks, ground anchors, chains, locks etc. They are rated either Gold, Silver or Bronze with Gold the most attack-resistant products.

- If deemed appropriate, the applicant could also consider alarming the building to ward off potential intruders and provide an alert should unauthorised intrusion take place.

2. This application is considered to constitute a sustainable form of development and so accords with the objectives of the NPPF.

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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 BControl@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.