STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr G Aston
Salters Ford Farm
Newtown Road
Newtown
Biddulph
ST8 7SW

Application no: SMD/2018/0283

Determined on: 23rd November 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:
Salters Ford Farm Newtown Road Newtown Biddulph Staffordshire Moorlands ST8 7SW

Description of Development:
Erection of extensions to existing 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 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 development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
1:1250 Location and 1:500 Block plans drawing revision G
JPK/17/3798/2 revision E
Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing wall materials shall be of authentic natural stone and the roofing of plain clay tiles all selected to match in colour, form and texture the walling stone and

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

roofing tile respectively of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.
Reason: To ensure that the works harmonise with the existing development.

4. The coursing structure and block sizes of the new stone work shall be completed to match the coursing structure and block sizing range of the existing building.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

5. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

6. All cills and lintels and new eaves copings shall be of stone to match those of the existing building.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

7. All eaves and verges shall be formed from pointed stone work up to the intersection with the roof slopes to match the existing structure without recourse to box work or barge boards.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

8. Within three months of the first coming into use of the extension hereby approved and / or its substantial completion whichever is the earlier the manège shown on the 1:1250 drawing revision G to be removed shall have been removed by taking up and removing from the land all non-soil surfacing materials and removing all perimeter fencing and any edging structures and the site shall be graded so far as necessary to achieve a land profile to conform with adjacent field levels and the area so cleared shall be dressed with top soil and seeded with meadow grass.
Reason: To return the land to the appearance of open rural farm land field in the interests of openness of the Green Belt and the rural character of the area and public amenity.

9. Within three months of the first coming into use of the extension hereby approved and / or its substantial completion whichever is the earlier the built patio terrace paving, decking and barbeque structures sited west of the farm access drive on land between the drive and the pond to the west shall have been removed and the land graded as necessary to achieve a matching profile with the adjacent banking to the pond and by way of top soiling and seeding of the cleared areas vegetation shall be re-introduced to achieve semi natural grassland to match the adjacent vegetated pond side banking.
Reason: To return the land to the appearance of open semi-natural rural land in the interests of openness of the Green Belt and the rural character of the area and public amenity.

10. Within three months of the first coming into use of the extended development hereby approved and / or its substantial completion whichever is the earlier the boundaries of the

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

reduced curtilage shown on the submitted 1:1250 drawing revision G where these adjoin further vegetated land shall be defined by the erection (where not already present) of timber post and rail fencing and the planting alongside and future cultivation (again where not already present) of a native species hedgerow using principally though not necessarily exclusively hawthorn whips.
Reason: In the interests of the character and appearance of the area and to define the garden boundary limits.

11. On substantial completion of the development hereby approved and / or its first coming into use whichever is the earlier the land outwith that enclosed by red edge on the submitted 1:1250 drawing revision G shall not be used for any domestic purposes or other purposes ordinarily incidental to the enjoyment of the dwelling house.
Reason: In the interests of the character and appearance of the area and the Green Belt.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amended plans were agreed with the agent in the course of the determination in accordance with the principles of negotiation and amendment as advocated in the National Planning Policy Framework paragraph 38.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council

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

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.

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.