Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

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: 11/00330/FUL

To:
Mr And Mrs D Pearson
c/o Hulme Upright Manning
Highpoint
Festival Park
Hanley
Stoke On Trent
Staffordshire
ST1 5SH

Location of Development:
Ringe Hay Farm Basford Leek Staffordshire Moorlands ST13 7ET

Description of Development:
Change of Use from Workshop/Store to Holiday Accomodation

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: 21692-01; 21692-02 REV A; 21692-03 REV A; 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 permitted shall not be commenced until detailed plans and sections of the proposed windows, doors and skylights at a scale of 1:20 together with details of proposed finishes 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 protect and enhance the appearance of the building and the area.

3. Any proposed external facing and roofing materials shall match in colour, form and texture those 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. 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, E, F, G and H and/or Part 2 Class(es) A, B and C, 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 character and visual amenities of the converted rural building.

5. The development hereby approved shall be used for short stay purposes (holiday / recreational) and for no other form of residential occupancy at any time. The development shall not be occupied by any one person or group of persons for a period exceeding 28 consecutive days and for no more than a total of 16 weeks (112 days) in any calendar year. The site shall only be occupied by a person or group of persons whose main residence lies elsewhere.
Reason:-
To ensure that the building the subject of this approval is used for holiday and recreation purposes only and not for permanent residential use which would not be appropriate in this area of strict control.

Informatives

1. Policies N8, N9, B13 and B21 of the Staffordshire Moorlands Local Plan have been taken into consideration during the determination of the above planning application. The proposed change of use of the barn to holiday accommodation is considered to be acceptable in principle whilst not having any adverse impact upon the character of the existing barn. The change of use does not raise any highways

objections rather the building will be brought into active use assisting the occupants of Ringe Hay Farm to continue to expand the already established holiday accommodation business on the site.

2. Attention is drawn to condition number 4 of this approval, the effect of which is to withdraw Permitted Development Rights in respect of development which would otherwise not require planning permission. You are advised to contact the Local Planning Authority Development Control Section telephone 0345 605 3013 before undertaking any other development in the future in order to ascertain whether planning permission is required.

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Signed on behalf of Staffordshire Moorlands District Council

11/00330/FUL

NOTES

1. 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.

2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

3. 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.