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: 05/00439/FUL

To:
Mr D Pearson
Ringe Hay Farm
Apesford Lane
Bradnop
Staffordshire Moorlands
ST13 7ET

Location of Development:
Ringe Hay Farm Apesford Lane Bradnop Staffordshire Moorlands ST13 7ET

Description of Development:
Conversion of redundant agricultural building to 2 holiday cottages

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: 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.Notwitstanding the details shown on the approved plan numbered CC04/03/04B details defining the curtilages for the units shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. The development shall be carried out in accordance with the approved details.
Reason:-
To ensure that the development does not prejudice the appearance of the locality.

3.Notwithstanding the details shown on the approved plan numbered CC04/03/04B an amended plan omitting the rooflights and metal flues shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

To preserve the character and integrity of the building.

4.Notwitstanding the details shown on the approved plan numbered CC04/03/04B the existing door shown on the southern elevation shall be removed and fitted with a fixed glazed panel details of which will have been submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. The development shall be carried out in accordance with the approved details.

Reason:-

To preserve the integrity and character of the building and ensure that the development does not provide direct access onto undomesticated land.

5.Notwithstanding the details shown on the approved plan numbered CC04/03/04B full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. The development shall be carried out in accordance with the approved details. These details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing; materials, minor artifacts and structures (e.g. refuse or other storage units).

Reason:-

To protect the character of the locality and ensure that the site is landscaped following the completion of the development.

6.The development hereby permitted shall not be occupied until a scheme of foul drainage and surface water drainage has 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 satisfactory drainage of the site.

7.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 area, and to prevent possible conflict with policies relating to Open Countryside contained within the adopted Local Plan.

8.The development hereby approved shall be used for short stay holiday accommodation and for no other purpose in Class 3 (dwellinghouses) of the Town and Country Planning Use Classes Order 1987. The holiday units hereby permitted shall only be occupied by persons who main residence is elsewhere. No holiday unit on the site shall be occupied by any person(s) for a period of longer than four weeks and no person who has occupied a unit shall occupy the same holiday unit or any other unit at the complex at any time in the following six months.

Reason:-

In order to ensure proper control of the use of the holiday units and to prevent the establishment of permanent residency.

9.This permission relates solely to the use of the premises as two self contained holiday lets ancillary to Ringe Haye Farm. At no time shall the internal layout of the building be reconfigured to provide additional units.

Reason:-

To avoid any intensification of use.

Signed on behalf of Staffordshire Moorlands District Council

Informatives

1. Staffordshire Moorlands Local Plan Policies N7,N8 and B21 have been considered during the determination of this application. The benefits the proposed development would bring to the local tourism industry are considered to outweigh the significant alterations and rebuilding works which have been undertaken.

2. Attention is drawn to Condition 7 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 Authority Development Control Section before undertaking any other development in the future in order to ascertain whether planning permission is required.

05/00439/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.