STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr David Byatt
Byatt Oliver Associates
Whitebridge Way
Stone
ST15 8LQ

Mr Heath
New Close Fields Blakehall Fishery
Cheadle
Staffordshire
ST10 2NJ

Application no: SMD/2018/0677

Determined on: 28th January 2019

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:
New Close Fields Adderley Cheadle Staffordshire ST10 2NJ

Description of Development:
Proposed campsite ancillary to Blakehall Fisheries

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

2. The development hereby approved shall be carried out in accordance with the following Approved Plans:
5434 001A
5434 002A

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Reason:- For the avoidance of doubt and in the interests of proper planning

3. No caravans, motorhomes or campervans shall be stationed on the site at any time.
Reason:- To define the permission; for the avoidance of doubt; to protect the Green Belt and in the interest of the character and appearance of the area.

4. The use hereby approved shall not be commenced until such time that a Landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include amongst other matters species mix, planting sizes, positions, density, future maintenance/management and a timescale for implementation. The scheme should include for planting to reinforce/complete the existing field boundary to the south east of the application site together with physical definition to the application site using mixed native species hedge planting incorporating some standard hedgerow trees also of suitable native species. The development shall subsequently be carried out strictly in accordance with the approved scheme and agreed timetable.
Reason:- To protect the character and appearance of this rural area and to enhance biodiversity.

5. There shall be no more than 20 tents located on the site at any one time
Reason:- To protect the Green Belt and character and appearance of the area

6. The use shall not be commenced until a Management Strategy for the running of the campsite has been submitted to and approved in writing by the Local Planning Authority. Details shall include but shall not be limited to
- the parking of vehicles including arrangements for drop off/collection of equipment and tents
- storage and collection of refuse
The development shall thereafter be carried out in strict accordance with the agreed Strategy.
Reason:- To protect the character and appearance of this rural area.

7. The use hererby permitted shall not be permitted until a scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be caried out in accordance with the approved details:-
Reason:- To protect the openness and visual amenity of the Green Belt and the character and appearance of the area

8. No amplified music shall be played on the site at any time
Reason:- In the interests of the amenity of nearby residential dwellings.

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9. The development hereby permitted shall be carrid out in accordance with the Management recommendations contained in the submitted Preliminary Ecological Assessment dated March 2018 on page 4 and again at section 5.4 on page 13.
Reason:- To ensure biodiveristy protection and enhancement

Informative

1. This is a sustainable form of development which complies with the provisions of the NPPF.

2. This permission is for the change of use of the land to form a campsite. No permission is hereby given nor implied for any access tracks or areas of hardstanding on the site. Such development would amount to operational development requiring seperate planning permission.

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.