STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

RLM Associates
11 Ashdale Road
Leek
Staffordshire
ST13 6QZ

Mr Smart
Manor Brook Crakemarsh Hall
Nr Uttoxeter
ST14 5AR

Application no: SMD/2019/0007

Determined on: 29th March 2019

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL OF RESERVED MATTERS

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:
10 Battlesteads Alton Staffordshire ST10 4BE

Description of Development:
Approval of reserved matters relating to SMD/2018/0017 for erection of three dwellings

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters which have been reserved for later approval on the grant of outline planning permission for development.

1. The development hereby approved relates soley to the outline permission granted under SMD/2018/0017 and all conditions contained within the outline decision shall remain purtenant to this consent

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: RLM912/3 Rev E; RLM912/4 Rev F; RLM912/6 Rev C; RLM912/8 Rev D; RLM912/9 Rev A; RLM912/11 Rev A; RLM912/12

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The elevations of all plots shall be constructed of the Oast Russett red brick. There shall be no use of render. The roofs shall be finished using the submitted Hawkins tiles.

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Reason:- For the avoidance of doubt and in the interests of good design in accordance with Policy DC1 of the Core Strategy and paragraph 127 of the NPPF

4. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development; whichever is sooner. All shrubs, trees and hedge planting shall be minimised free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similiar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- In the interests of achieving a high quality sustainable design and protecting trees and woodland in line with Core Strategy Policies DC1 and NE1

5. The development hereby approved shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the lifetime of the development

Reason:- In the interests of highway safety in line with Core Strategy Policy DC1 and paragraph 108 of the NPPF

6. The ancillary garages shown on the approved plans shall be retained for the parking of motor vehicles and cycles. At no time shall they be converted to living accommodation without the prior express permission of the Local Planning Authority.

Reason:- In the interests of highway safety in accordance with Policy DC1 of the Core Strategy and paragraph 108 of the NPPF

7. The development hereby approved shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge in accordance with the approved plans.

Reason:- In the interests of highway safety in accordance with Policy DC1 of the Core Strategy and paragraph 108 of the NPPF

8. The development including the construction phase shall be carried out in full accordance with the approved Construction Method Statement

Reason:- In the interests of protecting public amenity and highway safety in accordance with Policy SD4 and T1 of the Core Strategy and paragraphs 108 and 178 of the NPPF.

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9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Schedule 2, Part 1, Classes A-E shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority

Reason:- In the interests of preserving residential amenity of current and future occupiers of neighbouring and proposed development, in accordance with Policy DC1 of the Core Strategy and paragraph 127 of the NPPF

Informative

The application has been assessed and determined against all relevant local development plan policies and all other material considerations which includes emerging planning policies, supplementary planning documents, and the NPPF. An assessment has found that the final revised plans constitute a sustainable form of development and has been approved in line with Policy SS1a of the Core Strategy and paragraph 11 of the NPPF

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 buildingcontrol@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.