STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Ken Wainman
St. Edwards Street
Leek
Staffordshire
ST13 5DN

Mr & Mrs Laverick
Ridgeway House
Leek Road
Longsdon
Staffordshire
ST9 9QF

Application no: SMD/2019/0079

Determined on: 25/04/2019

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:
Ridgeway House Leek Road Longsdon Staffordshire ST9 9QF

Description of Development:
Approval of reserved matters relating to Outline Permission SMD/2017/0783 for the erection of a single dwelling

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 shall be carried out in complete accordance with the submitted plans and specifications as follows:-

3583-01C - Location and site plan
3583-03C - Road Frontage Wall
3583-06A - Elevations and Floor Plans
3583-07 - Site Levels
3583-08 - Drainage
3583-09 - Parapet wall with tree root protection
3583-10 - Road frontage wall

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

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2. Before the development is brought into use, the foul and surface water drainage shall be provided in exact accordance with drawing 3538-08 and thereafter, the discharge rates specified in the drawing shall be adhered to.
Reason:- In the interests of water pollution prevention and the prevention of localised flooding.

3. The development shall be constructed only in full accordance with the tree protection details, in particular the special construction measures of no-dig cellular confinement load support system for the parking area, and the ramp and parapet wall/tree protection details, as noted in the Ken Wainman Associates Ltd Planning Statement Including Design and Access Considerations dated February 2019, the Tree Heritage Ltd Arboricultural Impact Assessment reference THL-R18/134 dated 29th January 2019, and the Ivan J Cooper (Moorside) Ltd Drgs. Nos. 3583-01C, 3583-07 and 3583-09.
Reason: To protect important trees of amenity value

4. The proposed first-floor window in the north-east elevation as shown on the above drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered, nor shall any additional window or other opening be formed in that elevation unless a further
planning permission has first been granted on application to the Local Planning Authority.
Reason:- To protect the amenity and living conditions of the adjoining residential property from overlooking or perceived overlooking.

Informatives

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

2. The details of the drainage, front boundary wall works, ground levels and retaining walls provided in the application are acceptable and the construction of the development in exact accordance with those details will discharge Conditions 15, 17, 19 and 20 of outline permission SMD/2017/0783. Details of the building materials and the drainage interceptor for the highway are still required to be submitted in accordance with conditions 5 and 10.

3. If the treatment plant is discharging less than 5 cubic metres or less a day, and meets the other conditions of the other General binding rules (https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant) then you do not require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2019. The applicant must ensure that the discharge will not cause pollution and the treatment plant is regularly maintained.

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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.