Our ref: 00687

30th April 2019

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
ST13 6HQ

Dear Ben

00687: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE – TEMPORARY 28 DAY USE OF LAND LAND AT CHARLIE BASSETTS PUBLIC HOUSE, NEW ROAD, DILHORNE

On behalf of our client Mr. K. Ball I would be grateful if you would find enclosed an application for a Lawful Development Certificate for Proposed Use relating to the proposed use of land at Charlie Bassets, Dilhorne for events associated with the adjacent public house use, for a maximum 28 day period per calendar year.

Schedule 2, Part 4, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the use of land for any purpose for not more than 28 days in total in any calendar year, and the provision on the land of any moveable structure for the purposes of the permitted use. Development is not permitted if the use entails film making, the land in question is within the curtilage of a building, or the use involves the create of a caravan site.

The applicant proposes to use the land identified on the enclosed Site Location Plan (00687-PL(0)20) for events associated with the operation of the adjacent public house, e.g. beer festivals, birthdays etc. for a maximum of 28 days in any one calendar year. The applicant also intends to erect a moveable marquee on the site on the days when the land is used for these purposes (28 days maximum inclusive of erection/dismantling). The parcel of land concerned is not within the curtilage of the existing public house, constituting a field that is segregated from the public house by a post and rail fence, and the use does not entail film making or the creation of caravan site. As a consequence the proposal is considered to amount to Permitted Development under the aforementioned legislative provisions.

The Local Authority is therefore respectfully requested to issue a Lawful Development Certificate to confirm that the proposed use is lawful. Should you require any further information or clarification in this regard please do not hesitate to contact me.

Yours Sincerely
Hewitt&Carr Architects

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