STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mrs Smith
C/o Agent

Application no: SMD/2019/0144

Determined on: 31/05/2019

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:
Barn2, Round Meadows Farm, Rownall Road, Wetley Rocks, Staffordshire
(For the purposes of identification and the avoidance of doubt 'Barn2' is shown with block red shading on drawing numbered 2018-2368-04 'B', submitted with the application)

Description of Development:
Material change of use at 'Barn2' to an indoor play area for children up to the age of 10years old (with the provision of ancillary café facilities); and associated operational development including the erection of an extension to provide an entrance and reception area on the west elevation of 'Barn2' and a riven slab path.

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The activities and uses resulting from the permitted material change of use and set out above in the 'Description of Development' shall only take place inside 'Barn2' as idenitifed with block red shading on drawing numbered 2018-2368-04 'B' that was submitted

with the application, those activities and uses shall at no time take place anywhere outside of 'Barn 2'. 'Barn2' shall only be used for those purposes and shall not at any time be used for any other use or purpose, including any other use or purpose that might be otherwise permitted by the terms of Class D2 of the of the The Town and Country Planning (Use Classes) Order 1987 (or any amendment or re enactment of that order).

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework and because it was community benefits specific to the scheme presented that was considered to justify the development in the Green Belt.

3. Before the development is brought into use the car parking area shall be provided in accordance with those drawn and written details shown on drawing numbered 2018-2368-04 'B'. The parking area shall thereafter be made available, free from any obstrcution, for visitors to the 'indoor play area' to park their vehicles and shall be retained and maintained as such for the life of the development.

Reason:- To ensure that appropriate parking facility is provided in a controlled and organised fashion In the interests of highway safety and visual amenity.

4. The alteration of levels to the west of 'Barn2'; the erection of a 1.2 metre retaining wall; the extension of the building to provide an entrance and reception area; and the installation of the riven slab path, shall only be carried out in complete accordance with the drawn and written details that are shown on the drawings numbered 2018-2368-02 'B' and 2018-2368-02 'C' that were submitted with the application.

Reason:- To ensure a satisfactory appearance of development that is in keeping with the adjacent building and surroundings.

5. Within the first available planting season following the permitted material change of use first taking place a native mixed hedgerow shall be planted around the post and rail fence that surrounds the car parking area using hawthorne or holly; and the soft landscaping shown in the drawn and written details on the drawing numbered 2018-2368-02 'B', submitted with the application, shall be carried out . The hedgerow shall be allowed to grow up to and thereafter maintained throughout the life of the development at no less than 1.5 metres high. If at any time within the first 5 years of planting any plant, tree or bush dies, is damaged or removed, it shall be replaced with a plant, tree or bush of similar species and height.

Reason: To provide the development with an appropriate sense of place and enclosure within the countryisde landscape.

Informative

The application has been determined accordingly agaisnt the policies of the Development Plan and the NPPF. In this case a planning permission is granted for inappropriate development in the Green Belt because it is considered that harm to the Green Belt and the character and appearance of the area would be clearly outweighed by the community

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

health, social and economic benefits that would be delivered by the development.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.