STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr K Humphries
Humphries Builders Ltd
Rockfield Farm
Under-the-Hill
Stoke-on-Trent
Staffordshire
ST8 7RR

Application no: SMD/2019/0080

Determined on: 15/08/2019

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:
Endon Riding School Stanley Moss Lane Stockton Brook Staffordshire ST9 9LR

Description of Development:
Approval of reserved matters of appearance, landscaping, layout and scale relating to SMD/2017/0470

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.

Approved Plans

1. The development hereby permitted shall only be carried out in accordance with the following approved plans:

- Location Plan and Site Plan (excluding Section AA) drawing ref. 113/30 D
- Plot 1 and 2 Floor Plans drawing ref. 113/31 A
- Plot 1 and 2 Elevations Plans drawing ref. 113/32 C
- Plot 3 drawing ref. 113/33 B
- Plot 4 drawing ref. 113/34
- Plot 5 drawing ref. 113/35 B
- Plot 6 drawing ref. 113/36
- Plot 7 drawing ref. 113/37 B
- Plot 8 drawing ref. 113/38

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- Plot 9 drawing ref. 113/39

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

Materials

2. No development shall commence until the facing materials to be used in the construction of external walls and roofs of the dwellings and garages has been submitted to and approved in writing by the Local Planning Authority. Details shall include provision for a blue brick plinth below DPC level and a blue brick "string course". Development shall be carried out in accordance with the approved details.
Reason:- In the interests of visual amenity.

Appearance Details

3. No development shall commence until details, including finish of all eaves, verges, windows (including head and sill details), doors (including garage) and hard surfacing within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason:- In the interests of visual amenity

4. All external doors (including garage) and windows shall be set back from the face of the building by a minimum of 70mm (new build).
Reason:- In the interests of visual amenity.

5. No development shall commence until a scheme of the boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The boundary scheme shall be implemented in accordance with the approved scheme prior to the first occupation of the dwelling to which they relate and shall be maintained for those purposes at all times thereafter.
Reason:- In the interests of visual amenity

Removal of Permitted Development

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-
a) No development as specified in Part 1 Class(es) A, B, C, D and E other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.
b) No development as specified in Part 1 Class F other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission first being obtained from the Local Planning Authority, and,
c) No development as specified in Part 2 Class A other than those expressly authorised by this permission, shall be carried out on any plot without the express planning permission first being obtained from the Local Planning Authority.
Reason:- In the interests of visual amenity and Green Belt planning policy.

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Highways

7. The dwellings hereby approved shall not be occupied until the access to the site has been completed in accordance with the approved plans.
Reason:- In the interests of highway safety.

8. The development hereby approved shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
Reason:- In the interests of highway safety.

9. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.
Reason:- In the interests of highway safety.

Landscaping

10. The planting scheme shown on "Location, Site Plan and Site Sections" Drg. No. 113/30 D hereby approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:- In the interests of visual amenity and ecological mitigation and enhancement.

Levels

11. No development hereby permitted shall be commenced until detailed plans and sections showing existing and proposed site levels for the site and the proposed relationship with adjoining land have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall only be carried out as approved.
Reason:- In the interests of visual amenity.

Plots 1 and 2

12. Notwithstanding the submitted details hereby approved, no development shall be commenced until detailed plans showing a separation of plots 1 and 2 and an amendment to the first floor window of the street scene gable to Plot 1 have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall only be carried out as approved.
Reason:- In the interests of visual amenity.

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Informative(s)

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2. This consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 219 - 226 exemption of the Highways Act 1980. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.

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.