STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andy Woodward
JT Design Consultancy
5 Wasley Close
Warrington
WA2 0DH

Mr Steele
The Hayloft Little
Blythe Farm
Weston Coyney
Staffordshire
ST3 5BD

Application no: SMD/2019/0614

Determined on: 29/11/2019

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:
Little Blythe Farm The Hayloft Leek Road Weston Coyney Staffordshire ST3 5BD

Description of Development:
Proposed new stable block and associated yard area

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 the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in complete accordance with the submitted plans and specifications as follows:-

Location Plan
Drawing no. 0321019
Drawing no. 0341019

Reason:-

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

3. The stables building and concrete base hereby approved shall be removed entirely from the site within three months of either the application site or building ceasing to be used for equestrian purposes.
Reason:-
In the interests of ensuring appropriate development in the Green Belt and to protect the character and appearance of the area.

4. The stables building hereby approved shall comprise a dark-stained timber finish entirely for the facing materials and a dark grey colour finish for the roof.
Reason:-
In the interests of the rural character and appearance of the area.

5. The use of the stables hereby approved shall be restricted to the private equestrian use of the applicant and shall not be used for any commercial purposes, including livery stables or riding school. There shall be no gymkhanas or events held on the land.
Reason:-
In the interests of ensuring appropriate development in the Green Belt and to protect the character and appearance of the area.

6. Before the stables is brought into use, all manure generated by the equestrian use of land shall be stored in a metal trailer adjacent to the stables building as shown on the plans and shall be covered at all times when storing manure and the manure shall be removed from the site as soon as the trailer is full with manure and at least once every six weeks.
Reason:-
In order to protect the residential amenities of the area.

7. The stables shall be used for no more than two horses or ponies.
Reason:-
In order to ensure appropriate development in the Green Belt and to protect the amenities of the area.

8. The proposed timber fencing shall be finished in a dark stained colour to match the approved stables building.
Reason:-
In the interests of the character and appearance of the area.

9. A hedge in accordance with the site plan hereby approved shall be provided in the next available planting season following the date of approval. The hedges shall be subsequently properly maintained in accordance with good horticultural practice and if any part of it is later removed, dies, becomes diseased or otherwise fails to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.
Reason:-
In the interests of the character and appearance of the area.

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10. No external lighting shall be installed at the site without the prior written consent of the Local Planning Authority
Reason:-
In the interests of the character and appearance of the area.

Informative

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

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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.
13.