STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Palin
MAC Architectural Design Limited
123 Moorland Road
Burslem
ST6 1JD

Mr Rowson
Woodside Cottage Brookhouse Lane
Armshead
Werrington
ST2 8ND

Application no: SMD/2019/0718

Determined on: 14.02.2020

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:
Woodside Cottage, Brookhouse Lane, Armshead, Werrington, Staffordshire, ST2 8ND

Description of Development:
Provision of horse riding manege for the recreational enjoyment of the residents at Woodside Cottage and enlargement of a land drainage balancing pond.
(Development already carried out)

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 that has already been carried out, subject to the following condition(s):

1. The manege and pond shall, throughout the life of the development, be retained and maintained in the condition and appearance that was apparent on the date of the application and in accordance with the drawn and written details that are shown on the drawings numbered 1632-AL01A, 1632-AL02B, and 1632-AL03.

Reason:- To ensure that the development retains a satisfactory appearance.

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2. The horse riding manege shall only be used by the residents of Woodside Cottage for the purposes of their recreational enjoyment. At no time shall it be used for events and competitions or as a schooling, training or pracice facility for fee paying clients. The pond shall remain only as a wildlife and land drainage feature, it shall not be used as a fishing lake or for any other recreational purpose.

Reason:- For the purposes of clarification and the avoidance of doubt and to ensure that surrounding amenity is protected.

3. The land to the northwest, that surrounds the pond, and to the east of the manege shall only be used as grazing land for livestock or horses (or any other agrciultural purpose). There shall at no time be any structures, caravans, containers or trailers placed or kept on the land and there shall be no ornamental planting, rockeries or other forms of landscpaing carried out on the land.

Reason:- For the purposes of clarification and the avoidance of doubt and to ensure that surrounding land retains a satisfactory appearance.

4. Land drainage 'infalls' and 'outfalls' that feed and discharge from the pond shall at all times be maintained as being free flowing without any obstrcution or blockage.

Reason:- To ensure that land drains do not back up or the pond does not overflow and flood surrounding land.

5. The manege shall not be illuminated by any source of artificial lighting that is installed either on the ground, on poles or other structure, or attached to any part of the perimeter fencing.

Reason: To protect the local amenities of the local residents by reason of excess of luminance.

Informative

The development has already been carried out and as it is judged to be of suitable design and meets the tests of sustainability in planning, it is considered acceptable. There was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraph 38.

X

Signed by: JaneC

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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.

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.