STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Mr Robert Watkins
Graham Watkins & Co
57 Derby Street
Leek
Staffordshire
ST13 6HU

Mr Lovatt
Sprinks Farm
Dingle Lane
Nr Macclesfield
SK11 0RX

Application no: DET/2020/0029

Determined on: 16th July 2020

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) (ENGLAND) 2015

DESCRIPTION OF DEVELOPMENT
Proposed new track from an existing access point at Land Adjacent to Dingle Lane, Rushton Spencer

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to Proposed Road. **The development must not begin before the authority has given such approval.**

If the applicant wishes to proceed they must now —
display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days has elapsed, the applicant is treated as having complied with the requirements if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement.

The "site notice" must contain—
(a) the name of the applicant,
(b) the address or location of the proposed development,
(c) a description of the proposed development and of the materials to be used,
(d) a statement that the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way,
(e) the name and address of the local planning authority, and be signed and dated by or on behalf of the applicant.

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It is suggested that when such a site notice has been displayed, a dated photograph of the notice in place is provided to the authority for their records.

The applicant must now obtain the authority's prior approval of the siting and means of construction of the proposed track. In respect of the means of construction there is particular interest in the extent to which cut and fill might be necessary to traverse the sloping ground. It would be helpful therefore if the applicant could provide cross sections and details relating to the depth of any excavation; the height of any raised level; and the depth, layers and type of material that would be provided beneath the stone surface.

The authority shall make a decision in relation to your application within 8 weeks beginning with the day immediately following that on which that additional information and detail has been received by the authority, or within such longer period as may be agreed by the applicant and the authority in writing.

The Council will now await your response and further application submission before taking any further action in this matter.

16/07/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council