STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Corke
16 Churnsetside Business Park Harrison Way
Cheddleton
ST13 7EF

Application no: SMD/2020/0134

Determined on: 05/08/2020

Town and Country Planning Act 1990 Section 192
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 10/03/2020; the use specified in the First Schedule ("the Use") if it were to take place at the unit specified in the Second Schedule ("the Unit"), would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

The use would not result in a material change of use because the business's primary use of the building/unit would be that of a mixed use (B1 and B8) which was the stated purpose when planning permission was granted for the building (SMD/2016/0697). The provision of a bar, as descibed, would be an ancillary or minor element of that primary use and not result in development.

FIRST SCHEDULE

Use as a warehouse and office by the adjacent business Staffordshire Brewery Ltd and for the occasional 'Gin School' or 'tasting experience' where a small bar area is provided within an area of 10% of the unit's floor space and openned to visitors and small groups through invitation or prior arrangement on Saturdays.

SECOND SCHEDULE

Unit 16, Harrison Way, Churnetside Business Park, Cheddleton, Staffordshire, ST13 7EF that is shown outlined in red on the attached location plan.

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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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Chief Executive

Unit 16, Churnetside Business Park, Harrison Way, Cheddleton, Staffordshire, ST13 7EF



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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 192 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   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

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings