STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Ian Harvey
Ian Harvey Fabrications Ltd
Pitchings Farm
Whitefields Lane
Stoke on Trent
Staffordshire
ST10 3JF

Mr Harvey
Pitchings Farm
Whitefields Lane
Waterhouses
Staffordshire
ST10 3JF

Application no: DET/2020/0039

Determined on: 20/08/2020

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 roof cover over an existing yard, nestled between existing buildings on all elevations at New House Farm, Froghall Road, Ipstones

PRIOR APPROVAL REQUIRED

Staffordshire Moorlands District Council has determined that the prior approval of the authority will be required as to siting and appearance of the proposed roof cover over an existing yard. **The development must not begin before the authority has given such approval.**

If they wish to proceed the applicant 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. 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 authorities approval for the siting and appearance of the roof cover over an existing yard. There is some concern for the extent to which the development might affect the setting of the Grade II listed buildings that are on the site and it would appear from recent aerial photographs that the roof cover would be built over and presumably displace an existing sileage clamp. It is not clear why the sileage clamp is no longer required or whether it would be relocated. Also it does not appear that the applicant lives on the site, he would appear to have a building prefabrication business addressed to a site in Waterhouses.

It would be helpful therefore, if the applicant could submit additional information that addresses and provides clarification in respect of these matters. 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.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council