STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Craig Barks
Bagshaws
Vine House
Church Street
Ashbourne
DE6 1AE

Mr D R & Cotton
Blakeley Farm
Blakeley Lane
Whiston
Staffordshire
ST10 2HB

Application no: SMD/2019/0749

Determined on: 02/10/2020

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

GRANT OF OUTLINE PLANNING PERMISSION

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:
Land at Blakeley Farm, Blakeley Lane, Whiston, Staffordshire, ST10 2HB
(edged red on the block plan numbered 14452-002 submitted with the application)

Description of Development:
Erection of an agricultural worker's dwelling
(site plan and details of access provided with application all other matters are reserved)

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANT OUTLINE PLANNING PERMISSION** for the works described above subject to the following condition(s):

1. This outline permission shall relate only to the site shown edged red on the location and block plan numbered 14452-002 that was submitted with the application.

Reason:- For the avoidance of doubt

2. Notwithstanding the detail of any indicative or preliminary site plan submitted with the application, before any of the development permitted and described above commences approval of the details of the layout, scale and appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing.

Reason:- Only an outline permission has been granted and it is necessary to make a further submission of full reserved matters details to ensure a satisfactory standard of development.

3. Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, shall

be submitted in writing to the local planning authority and the development shall be only be carried out in accordance with those plans as approved with an access arrangement that is shown on the block plan drawing numbered 14452-002 that was submitted with this application or with any other detail or amendment that is agreed and approved in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory standard of development.

4. Those plans and particulars of the reserved matters to be submitted, as required by condition 3 above, shall include for approval details of the proposed ground and finished floor levels relative to existing ground conditions and a scheme of renewable/sustainable energy features to be incorporated into the build of the dwelling. The development shall only be carried out in accordance with and to include those approved details before it is brought into use.

Reason:- In the interests of securing a sustainable form of development that is relatable to the landscape and its profiles.

5. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason:- The time limit condition is imposed in order to comply with the requirements of Sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990.

6. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later

Reason:- The time limit condition is imposed in order to comply with the requirements of Sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990.

7. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person.

Reason:- The site is in an area where housing other than for agricultural purposes is not normally allowed.

8. Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority to illustrate the following:
i) Surface water drainage.
ii) Access arrangements.
iii) Parking provision for each dwelling unit including for cycles, in accordance with adopted standards.
iv) Provision of electric vehicle charging points.
v) Turning areas.
vi) Surfacing materials.
The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.
Reason:- In the interests of highway safety.

9. Notwithstanding any details shown on the submitted plansno development shall be

commenced until revised visibility and access details indicating the following have been submitted to and approved in writing by the local planning authority:
• visibility splays showing 2.4m x 43m in each direction and taken to the edge of carriageway.
• revised plan showing a standard dropped kerb access rather than a radii access.
The visibility splay and access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.
Reason: In the interests of highway safety.

Informative
The application was determined by Members at planning committee. It was considered that the site offers the best possibility of a safe and secure family environment whilst providing the necessary support to the enterprise – matters found to outweigh any harm.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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 buildingcontrol@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.