STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mrs Joanne Harrison
A & H Structures Ltd
Narlow Works
Ashbourne
DE6 2AT

Mr Jones
Ward Hill Farm Sheepwash
Caverswell
ST11 9EX

Application no: SMD/2020/0542

Determined on: 4th January 2021

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:
Ward Hill Farm, Sheepwash, Caverswall, Staffordshire, ST11 9EX

Description of Development:
Proposed replacement agricultural building to house and feed livestock and to store fodder and implements

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 subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The building hereby approved shall be constructed of those materials and colour as specified in the planning application and there shall be no variation without the prior consent in writing of the Local Planning Authority.

   Reason:- To ensure that the works are in keeping with adjacent development and to have an acceptable impact on the rural area in which the building is located. To comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

3. Before the development hereby approved is first brought into use, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall in particular make provision for a belt of mixed native trees and understorey shrubs around the northern and western sides of the new building. The landscaping scheme submitted shall include full details of all new trees and shrubs, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

   Reason:- To ensure that the building has an acceptable impact on the surrounding rural area and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

4. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - 1416-001
   - 1416-002
   - 1416-003-A

   Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework (2019).

5. Within 6 months of the date on which the building ceases to be required for agricultural purposes it shall be demolished and all materials used in its construction removed from site. The site shall be restored in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: To protect the openness of the Green Belt

Informative

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF (2019).

2. The landscaping scheme required by Condition 3 of this planning permission should be of sufficient area to provide a depth and density of screen planting rather than a single line. It is suggested that suitable tree species might include Silver or Downy Birch, Common Alder, native Rowan, Field Maple, Goat Willow and Holly; suitable

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understorey shrubs could include Hazel, Hawthorn, Geulder Rose and Dogwood. Transplants would generally be appropriate, although a small proportion of around 10 - 15% planted as feathered trees of minimum 2m initial height would give some more instant impact. Generally 2 - 3m spacing is appropriate, depending on species. The submitted landscaping scheme should include provision for protection of new plants from the attentions of grazing livestock and browsing rodents.

X B.J. Haywood

Signed by: Ben Haywood

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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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

10. 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.

11. 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.