STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Ms Judith Norris
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Mrs Ruth Edge
New House Farm
School Lane
Freehay
Cheadle
Staffordshire
ST10 1RD

Application no: SMD/2019/0679

Determined on: 22/01/2021

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:
New House Farm School Lane Freehay Cheadle Staffordshire ST10 1RD

Description of Development:
Equestrian development including stables and ancillary facilities, outdoor sand school, covered horse walker, hardstanding for parking and turning, conversion of part of existing outbuilding within curtilage of the house to groom's accommodation

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 development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
4898 01 – Location Plan 1:1250
4898 10 B – Site Layout Plan (amended) 1:500

4898 11 – Proposed Groom Accommodation 1:100
4898 12 – proposed schooling area levels 1:200
Dwg 329 A – stables plan and elevations 1:100

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing wall material of the stables hereby approved shall be timber as stated in the application form and the roofing material shall be corrugated sheets, colour: black as stated in the application form and there shall be no variation without the prior consent in writing of the Local Planning Authority.
Reason: To ensure that the buildings are finished externally in a material appropriate to the building design and function and rural location.

4. The first action on the commencement of development (including any site clearance, stripping or site establishment) shall be the erection of temporary protective fencing and advisory notices for the protection of the existing trees and hedges of the site in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and these shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the LPA.
Reason: In the interests of the visual appearance of the development and the amenities of the area.

5. Within two months of the commencement of development the details of a landscape planting scheme shall have been submitted in writing to the Local Planning Authority for its written approval and shall have been carried out and completed in accordance with the layout, schedules and specifications including plant protection from grazing livestock and wild mammals as subsequently approved in writing by the end of the first full available planting season November to March following the completion or the coming into use of the development whichever is the earlier. Any plants which die or are lost in the first five years following the completion of the planting shall be replaced with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.
Reason: In the interests of the visual appearance of the development and the amenities of the area.

6. There shall be no lighting associated with the 'outdoor school' part of this development as so labelled in drawing 4898 10 B and no lighting shall be attached to any tree or any freestanding post or pole. Any lighting attached to buildings shall be mounted so that light emitted is only directed downwards on to the immediate ground and shall not be directed outwards laterally.

Reason: In the interests of the visual appearance of the development and the amenities of the area.

7. At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).
Reason: To minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site and in the interests of the visual appearance of the development and the amenities of the area.

8. The 'outdoor school' as labelled in drawing 4898 10 B hereby approved shall be for use only in a role ancillary to the stables within the site as hereby approved. No events or gymkhanas shall be held on the site.
Reason: To define the permission and to limit the level of activity on the site to be compatible with its location.

9. No more than three stable boxes at New House Farm shall be occupied by horses belonging to persons not living at New House Farm.
Reason: To define the permission and to limit the level of activity on the site to be compatible with its location.

10. Except within the areas of hard-standing as shown in drawing 4898 10 B hereby approved there shall be no storage of any vehicles including horse trailers/boxes or other transporters for horses nor shall any movable shelters or storage containers be placed within the application site edged red.
Reason: To safeguard the openness and visual amenity of the area.

11. The additional ancillary residential accommodation hereby approved shall be occupied only as ancillary accommodation functionally linked to the main house at New House Farm and the attached stables hereby approved and it shall not be let, separately disposed of, nor otherwise occupied or used as an independent separate dwelling house nor shall it be let as tourism accommodation.
Reason: For the avoidance of doubt and for the purposes of clarifying that this planning permission is granted only for operational works and does not include or cover development that would consist of any material change of use within the planning unit.

Informatives

1. There is nothing in this permission which gives consent for flood lighting and any stand-alone lighting on its own mountings would need separate planning consent.

2. This recommendation is made following careful consideration of all the issues

raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that can be considered sustainable and which overall improves the economic, social and environmental conditions of the area.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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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

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.