

Ivan J Cooper (Moorside)
Moorside Works
Cauldon Low
Stoke On Trent
Staffordshire Moorlands
ST10 3ET

Mr Gary Moores
Cabbage Hall Farm
Stoney Lane
Cauldon
ST10 3ES

Application no: SMD/2021/0377

Determined on: 18th October 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:

Cabbage Hall Farm, Workshop, Stoney Lane, Cauldon, Staffordshire, ST10 3ES

Description of Development:

Extension to existing lorry maintenance and repair building to provide additional height to accommodate a high level work platform to enable safe access to upper sections of container trailers.

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development hereby permitted and described above shall only be carried out in accordance with the following approved plans numbered 3618-01A; 3618-02A; 3618-03A; and 3618-02A that were submitted with the application.

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

3. The external facing and roofing materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the

Local Planning Authority.

Reason:- To ensure that the works harmonise with the existing development.

4. The use of the site and building shall be limited to a maximum of six haulage vehicles operating from the site in accordance with and as stipulated in the original planning permission granted for the use of the land as a haulage contractors yard (SM95-0342) on the 15th January 1996. There shall be no more than six haulage vehicles operating from or using the site at any one time.

Reason:- In the interests of the visual amenities of the landscape

5. This permission shall not permit or imply consent for any outside storage or parking of vehicles and trailers on the site that would be additional to, or outside of, the area stipulated in the existing planning permission SM95-0342 at condition 2 as the "area edged GREEN". There shall be no outdoor storage or parking of vehicles and trailers outside of that area.

Reason:- In the interests of the visual amenities of the landscape

6. There shall be no outdoor storage of goods, materials, tools, equipment or vehicle parts anywhere within the site without the prior written consent of the Local Planning Authority.

Reason:- In the interests of the visual amenities of the landscape

7. In the first planting season after the development is brought into use landscape planting shall be carried out along the site boundaries in accordance with a landscaping scheme that shall first be submitted to and approved in writing by the Local Planning Authority. The planting shall thereafter be retained and maintained in accordance with the approved scheme throughout the life of the development.

Reason:- In the interests of the visual amenities of the landscape

8. There shall be no discharge of foul or contaminated drainage from the site into either the ground water or any surface waters, whether directly or via soakaway and all surface water from parking areas and hardstanding shall be passed through an oil interceptor.

Reason:- To prevent pollution of the water environment.

9. The development shall only be used for the maintenance and repair of trailers and vehicles that operate from the existing site and for no other purpose, including any other purpose in Class B2, B1 or E; of the Schedule to the Town and Country Planning (Use Classes) Order.

Reason:- In the opinion of the Local Planning Authority the premises for other uses within the same Use Class would cause harm to the amenities of the area.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraph 38.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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@staffs Moorlands.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.staffs Moorlands.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.