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Cheadle
Staffordshire
ST10 1JE

Mr Ball
The Croft Dilhorne Road
Dilhorne
Staffordshire
ST10 2PH

Application no: SMD/2021/0513

Determined on: 04/02/2022

**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:

The Croft Dilhorne Road Dilhorne Staffordshire ST10 2PH

Description of Development:

Erection of replacement stable block and formation of manege

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 permitted, including surfacing materials specified, shall be provided in exact accordance with the following approved plans:

01099 AL(0)01 Rev A
01099 AL(0)02 Rev B
01099 AL(0)03 Rev A
01099 AL(0)04 Rev A

Reason:-

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

3. The stables building hereby approved shall be finished in a dark-stained timber and brick which matches the brick buildings on site in terms of type, colour and texture.

Reason:-

In the interests of the appearance of the area.

4. The manege post-and-rail fencing shall comprise a dark-stained timber finish.

Reason:-

In the interests of the appearance of the area.

5. Following the completion of the stables building hereby approved, the building marked on drawing AL(0)02B as ""Existing Stables to be used for hay storage and tack rooms"" shall be used for storage and tack room purposes and shall not be used for the stabling of horses.

Reason:-

To ensure appropriate development the Green Belt and in the interests of highway safety.

6. The building hereby approved shall not be used for the stabling of over three horses unless otherwise agreed in writing by the local planning authority.

Reason:-

To ensure appropriate development the Green Belt and in the interests of highway safety.

7. The development hereby approved shall be used solely for the private equestrian use of the occupants of the application site and shall not be used for any commercial purposes, riding school or livery purposes and shall not be used for staging of events or gymkhana's.

Reason:-

To ensure appropriate development In the interests of the character, appearance and amenities of the area and highway safety.

8. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

"" 08:00 - 18:00 hours (Monday to Friday);

"" 08:00 - 13:00 hours (Saturday)

"" No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason:-

To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

9. Manure generated from the approved use shall be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months worth of manure. The manure storage area shall have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and sited at least 50m from all neighbouring residential properties. The burning of manure as a means of disposal is not permitted.

Reason:-

To protect the amenity of neighbours and pollution of the environment.

10. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason:-

To protect the amenities of the area.

11. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to installation and shall be provided in exact accordance with the details approved.

Reason:-

To protect the local amenities of the local residents by reason of excess of illuminance

12. No amplified sound shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason:-

To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

13. The access marked ""B"" in drawing AL(0)02B shall have a minimum width of 3.7m between the inside of the gate posts.

Reason:-

In the interests of highway safety.

14. The gates at the access marked ""B"" in drawing AL(0)02B shall open away from the highway.

Reason:-

In the interests of highway safety.

15. The access marked ""B"" in drawing AL(0)02B shall be surfaced in a suitable stable hard material between the gates and edge of the carriageway and for a minimum distance of 6.0m rear of the existing gates before the development hereby approved is first brought into use.

Reason:-

In the interests of highway safety.

16. No more than three horses shall be stabled within the land edged red as shown on drawing 01099 AL(0)01 Rev A.

Reason:-

To ensure appropriate development the Green Belt and in the interests of highway safety.

Informatives

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

2. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer:

"" The site is situated within a nitrate vulnerable zone and therefore manure disposal must therefore comply with the Nitrate Pollution Prevention Regulations 2008

"" Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download
<http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>

"" <https://www.theilp.org.uk/documents/obtrusive-light/>

"" During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

"" The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils
<http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>

"" Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

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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@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.

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