

Mr Ian Wood
WDS:architecture
The Dainty Morgan Water Eaton
Stafford
ST19 5QB

Ms Bogacki
Barnfields
Town End Lane
Swinscoe
DE6 2HS

Application no: SMD/2021/0348

Determined on: 1st June 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:

Barnfields Town End Lane Swinscoe Staffordshire DE6 2HS

Description of Development:

Proposed new separate garage block and stable block

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 to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Unless non-material variations are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:
 - Drawing no: 01 Rev C Site showing layout and stable block, received on 07/04/22
 - Drawing no: 02 Rev C Proposed Garage Plans/ Elevations, received on 07/04/22
 - Drawing no: 03 Rev A Proposed Stables Plans/ Elevations, received on 24/05/21
 - Drawing no: 04 Rev A Proposed Site Plan of Works, received on 25/03/22
 - Drawing no: 06 Rev B Proposed site elevations, received on 07/04/22

-Drawing no: 07 Site showing ownership, domestic curtilage and areas designated for grazing of horses, received on 26/05/22

REASON: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

3. The walls and roof of the approved garage shall be cladded with stone and clay tiles that is of the same type, colour and texture as those used on the main dwelling as per plan no: 02 Rev C, received by the Council on 7/04/22

REASON: To ensure a satisfactory external appearance and for the avoidance of doubt.

4. The double garage hereby approved shall not be used for any purpose other than ancillary to the residential use of Barnfields, Towns End Lane, DE6 2HS only. It shall not be sold, let or otherwise occupied as a separate dwelling or unit of accommodation and or in connection with a trade or business.

REASON: To ensure proper use of the garage and in the interest of residential amenity.

5. The facing materials to be used on the external walls and roof used for the approved stable shall be as per plan no: 03 Rev A, received by the Council on 24/05/22.

REASON: To ensure a satisfactory external appearance and for the avoidance of doubt.

6. Unless non-material variations are agreed in writing with the Local Planning Authority, the proposed stables shall only be used for the stabling of horses for private purposes and the site shall not be used for the holding of competitions, exhibitions, hiring of horses or other business activities including livery or riding school.

REASON: In the interest of the amenities of the locality.

7. No fires or disposal of manure by burning is permitted.

REASON: In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority.

8. Notwithstanding the red outline of plan no: 01 Rev C, this permission does not confer any change of use of land to domestic use other than within the area indicated red on plan no: 07.

REASON: To protect the character and appearance of the open countryside

Informative

The applicant is required to ensure the use of PROW Blore with Swinscoe 35 is not affected by the development and remains free and accessible for footpath users.

The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework – June 2021) and any other material considerations.

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@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.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.