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Miss J Burtonshaw

Application no: SMD/2021/0416

Determined on: 28/07/2022

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

APPROVAL OF RESERVED MATTERS

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:

South View 68 The Green Cheadle Staffordshire ST10 1PH

Description of Development:

Approval of reserved matters following outline approval SMD/2019/0671

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **APPROVES** the following matters: Appearance, Landscaping, Layout and Scale which have been reserved for later approval on the grant of outline planning permission for development.

1. 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:

AL(0) 20 D

AL(0) 21 C

AL(0) 22 A

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.

2. The external facing walls shall be finished in brick using Forterra Hampton Rural Blend and the roofing materials shall be Marley Ashmore double plain concrete roof tiles and there shall be no variation in these materials without the prior consent in writing of the Local Planning Authority.

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

3. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 01080 PL(0)20 D. Those areas shall thereafter be maintained free from obstruction for the purposes of parking and turning of vehicles.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

5. The development hereby permitted shall not be brought into use until the visibility splays shown on plans 01080 PL(0)20 D have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

6. Notwithstanding the submitted details and condition 1 above the boundary fence proposed on the south west boundary from a point forward (south) of a point aligned with the north side edge of the existing facing kitchen window of the adjacent dwelling at 68 The Green shall be not higher than 1.2m and shall not exceed this height for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of protecting the living conditions of the occupiers of South View at 68 The Green with particular regard to the facing window being a principal window serving a kitchen.

7. Notwithstanding the submitted details and condition 1 above no fencing or gates forward of the front elevation of the dwelling and aligned parallel with the road known as The Green shall be taller than 1.2m unless otherwise agreed in writing with the Local Planning authority.

Reason: In the interests of the appearance of the development and the street scene.

8. Subject to the above conditions the landscaping details shown in drawing 01080 AL(0)20 D hereby approved shall be completed by the end of the first available planting season November to March following the substantial completion of the development or its first coming into use whichever is the earlier.

Reason: In the interests of the appearance of the completed development.

9. This notice of approval of reserved matters shall only relate to outline planning permission SMD/2019/0671.

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

Informatives

1. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site.

2. Coal Mining Low Risk Development Area - Standing Advice: The proposed development lies within a coal mining area which may contain unrecorded coal mining related

hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

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 buildingcontrol@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.
13. 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).
14. 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.