

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Finney
c/o agent

Application no: SMD/2021/0672

Determined on: 9th September 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 Caravan, Cheadle Road, Alton, Staffordshire, ST10 4DH

Description of Development:

Change of use of land to provide for 14 Touring Caravans pitches with separate camping / open space; facilities building and reception and associated works.

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 site shall only be used seasonally each year between April 1st and September 30th. The use of the land as a caravan site shall only be limited to that of no more than 14 transient touring caravans at any one time, occupied only by persons who are on holiday and have their main or sole residence elsewhere. No touring caravan shall remain on the application site for a period in excess of 3 weeks and once a caravan is removed from the application site it shall not return to it for a period of at least 4 weeks.

Reason:- To ensure that the use is seasonal and the presence of caravans is transient in the interests of minimising the visual impact of the site within the landscape.

3. Before the site is brought into use, the site and all works and landscaping shall be set and carried out in accordance with the revised plans referenced and numbered LOCATION PLAN 2013-1910-03 Rev. B, SITE PLAN 2013-1910-02 Rev. D, and AMENITY BUILDING + RECEPTION 2013-1910-04 Rev. C that were first submitted on the 9th March 2022. The site works and all landscape planting shall thereafter be retained and maintained in accordance with that plan throughout the life of the development. The facilities and reception buildings shall only be provided in accordance with drawing numbered 2013-1910-04C and shall be treated in a dark natural wood stain.

Reason:- To ensure a satisfactory appearance.

4. Before the site is brought into use, the visibility splays and access improvements shown on SITE PLAN numbered 2013-1910-02 Rev. D shall be provided and thereafter maintained throughout the life of the development with nothing planted, erected and/or allowed to grow within the splay that exceeds 0.6 metres in height 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.

5. Before the site is brought into use the access shall be improved and the drive rear of the public highway shall be surfaced and thereafter maintained in a bound and porous material for a minimum distance of 30m back from the carriageway edge in accordance with the approved plan 2013-1910-02 D.

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

6. Before any works associated with the development are carried out and the site is brought into use, a detailed landscaping/ habitat creation scheme showing adequate buffer to ancient woodland and tree root protection areas, with the proposed buffer marked from the edge of the ancient woodland, and the detail of roadside hedgerow planting, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of tree planting in scattered patterns and small groups in an appropriate mix of oak, birch and rowan to reflect those present on the ancient woodland. The scheme shall thereafter, be planted, implemented and managed in accordance with timescales and long-term management plans to be included as part of that scheme and as approved by the Local Planning Authority.

Reason:- To protect and enhance ecology and biodiversity

7. Before any works associated with the development are carried out and the site is brought into use, a badger walkover survey prior to works commencing shall be carried out, and an Ecological Construction Management Plan (ECMP), to include Reasonable Avoidance Measures (RAMs) for:

- badgers and other mammals;
- reptiles;
- great crested newts;
- nesting birds; and

- Pollution prevention

Shall be submitted to and approved in writing by the Local Planning Authority. The approved ECMP shall be implemented and observed with works only carried out in full accordance with that ECMP.

Reason:- To protect and enhance ecology and biodiversity

8. Before any works associated with the development are carried out and the site is brought into use, a Habitat Management and Monitoring Plan, to include an updated Biodiversity Impact Assessment and baseline/post intervention habitat plans, to deliver a net gain in biodiversity proportionate to the size and scale of the development. The supplied Biodiversity Impact Assessment should show a comfortable net gain of over 20% for habitats and 100% for hedgerows. The approved Habitat Management and Monitoring Plan shall thereafter be implemented, carried out and observed accordingly.

Reason:- To protect and enhance ecology and biodiversity

9. No light source, lamp or system of lighting shall be installed anywhere on the ground or attached to any tree, post or other structure, unless it forms part of a 'sensitive lighting scheme', designed to avoid light spill onto the woodland edge, that has been first submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting shall be installed in accordance with the approved details and retained in accordance with those details.

Reason:- To protect and enhance ecology and biodiversity

10. Before any works associated with the development are carried out and the site is brought into use, a drainage plan using open SuDs infiltration features and minimising impacts within buffer zone shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented accordingly before the site is brought into use.

Reason:- To minimize impacts on the buffer zone

11. There shall at no time be any campfire, charcoal BBQ, or any other fire lit or burning on the site at any time.

Reason:- To protect and enhance ecology and biodiversity

12. The site shall only operate and be used under rules and regulations that are set out in a site management plan (to include measures to control noise, litter and disposal of waste) that shall first be submitted to and approved in writing by the Local Planning Authority. Compliance with the approved management plan shall be monitored and enforced by site management on a daily basis throughout the life of the development.

Reason:- To protect the amenity and living conditions of site users and nearby residents.

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.

The proposal to construct the bellmouth shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.

<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

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 BCControl@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.
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.