Mr R Smith
40 Derek Drive
Sneyd Green
Stoke on Trent
Staffordshire
ST1 6BY

Application no: SMD/2014/0100

Determined on: 30/06/2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) England) Order 2010

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:
PLEASANT VIEW HULME LANE WERRINGTON STAFFORDSHIRE ST3 5BH

Description of Development:
Replacement dwelling.

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 shall not be commenced until samples of types and colours of all roof tiles and facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- To ensure that the external appearance of the development is satisfactory.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) <A><B><C><D><E><F><G> and <H> and/or Part 2 Class(es) <A><B> and <C>, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.
Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area, and to ensure that adequate

private open space is retained within the curtilage of the building.

4. The development hereby permitted shall not be commenced until detailed plans and sections of the proposed windows and doors at a scale of 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- To protect and enhance the appearance of the building and the area.

5. The development hereby permitted shall not be commenced until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development development, have been submitted to and approved in writing by the Local Planning Authority and the scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.
Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

6. The development hereby permitted shall not be commenced until details of all walls, fences and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.
Reason:- To provide adequate privacy and an acceptable external appearance.

7. Before the proposed development is brought into use the new vehicular access to the site shall be completed.
Reason:- In the interests of highway safety and to comply with Staffordshire County Council's requirements for access.

8. The new vehicular access shall be ungated.
Reason:- In the interests of highway safety and to comply with Staffordshire County Council's requirements for access.

9. Before the proposed development is brought into use the new vehicular access rear of the highway boundary, parking and turning areas shall be surfaced and thereafter maintained in a bound material and retained for the life of the development.
Reason:- In the interests of highway safety and to comply with Staffordshire County Council's requirements for access.

10. Before the proposed development is brought into use the existing southern site access made redundant as a consequence of the development hereby permitted by this consent shall be permanently closed and the access crossing reinstated as verge in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
Reason:- To avoid the proliferation of redundant accesses.

11. Before the proposed development is brought into use the hedgeline on the site road frontage shall be removed.
Reason:- In the interests of highway safety.

12. Nothing shall be placed or allowed to remain on the site frontage whcih is within 2.0m of the carriageway edge and which exceeds 1000mm in height above the adjacent carriageway.
Reason:- In the interests of highway safety.

13. Before the proposed development is brought into use the parking and turning area shall be provided in accordance with the submitted revised 1:200 scale site plan the subject of this

consent and shall thereafter be retained for the life of the development.
Reason:- In the interests of highway safety.

14. The proposed parking and turning facility within the site curtilage shall be maintained free from obstruction and shall be used only for those purposes.
Reason:- In the interests of highway safety.

15. The proposed soakaways/septic tank shall be located a minimum of 5.0m and 10.0m respectively rear of the highway boundary.
Reason:- To safeguard the public highway.

16. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner: and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

18. The development hereby permitted shall be carried out in accordance with the following approved plans: 001; 002; 003 & 004.
Reason:- For the avoidance of doubt and in the interests of proper planning.

Informative

1. The Authority's Officers have assessed the proposal against Development Plan policies and other material considerations and consider that the development complies with adopted policies and follows guidance in the National Planning Policy Framework.

2. Attention is drawn to condition 3 of this approval, the effect of which is to withdraw permitted development rights in respect of development which would otherwise not require planning permission. You are advised to contact the Local Planning Authority Development Control Section telephone 01538 483550 before undertaking any other development in the future in order to ascertain whether planning permission is required.

3. The access to the site shall be constructed in accordance with the attached Y2 Conditions. Please note that access requires a Section 184 Notice from the Area Highway Manager [North] (see attached details for contacts).

4. The minor access reinstatement works referred to in Condition 4 above involve work on the highway and as such require the consent of the County Council. Please contact the Area Highway Manager [North] or his representative (Tel: 01538 483027).

5. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. As there was confirmed nesting of wild birds within the garage the proposed demolition cannot be commenced until this usage has ceased. Once nesting has finished, it is recommended that the windows are boarded up to prevent future bird access, so that the building demolitions can take place at timings of the applicant's choosing.

Signed 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.

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. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

7. 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.