STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Mr John Steele
442 Ash Bank Road
Stoke On Trent
ST9 0DU

Serendipity Kennels
Leek Road
Cellarhead
Staffordshire
ST9 0DG

Application no: SMD/2023/0344

Determined on: 5th September 2023

Town and Country Planning Act 1990 Section 191
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

The Staffordshire Moorlands District Council hereby approves to certify that on 11/07/2023; the use ("the Use") specified in the First Schedule taking place on the land specified in the Second Schedule ("the Land"), was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The storage of dog food and kenelling equipment is a use that is ancillary to the primary use of the planning unit as a rescue and boarding kennels for dogs. The storage takes place within freight containers and lorry backs that are not buildings and are kept on the land without any operational developent having occurred or being involved. In these circumstances "the Use" does not involve development that requires planning permission.

FIRST SCHEDULE

Storage assoicated with the use of the land as a boarding and rescue kennels for dogs within 2 containers and 2 lorry bodies that are detailed and shown on plans submitted with the application and kept in positions that are shown 1-4 on the attached SITE PLAN.

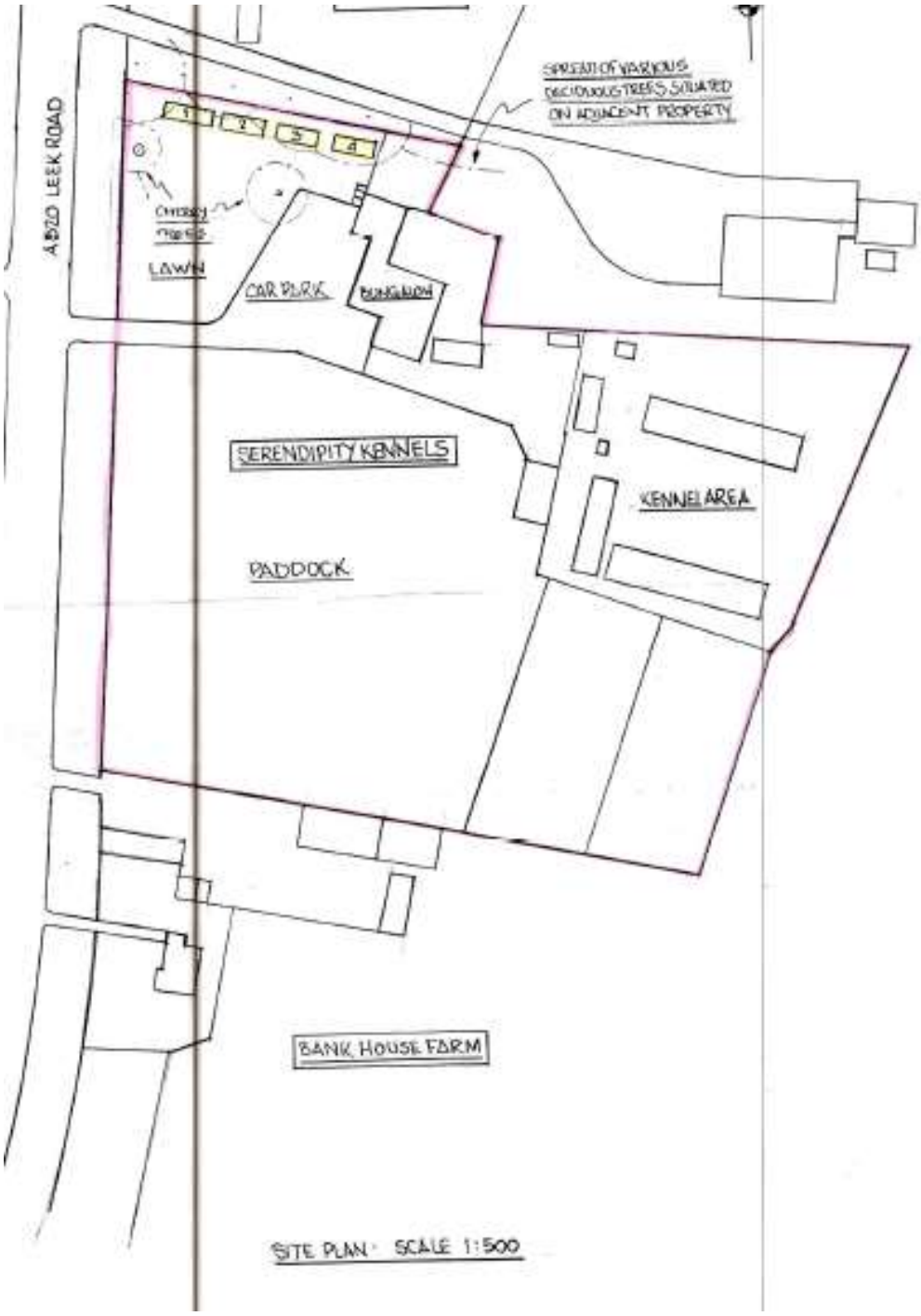
SECOND SCHEDULE

Land at Serendipity Kennels, Leek Road, Moorville, Cellarhead, Staffordshire, ST9 0DG that is shown edged red on the attached SITE PLAN.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council


A520 LEEK ROAD
SPREAD OF VARIOUS DECIDUOUS TREES SITUATED ON ADJACENT PROPERTY
1
2
3
4
CHERRY TREES
LAWN
CAR PARK
BUNGALOW
SERENDIPITY KENNELS
KENNEL AREA
PADDOCK
BANK HOUSE FARM
SITE PLAN SCALE 1:500

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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-
   (a) the refusal to issue a certificate under Section 191 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

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

1. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings

2. 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)
3. 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.