
From: clerk@checkley.staffslc.gov.uk
Sent: 11 September 2024 09:23
To: Planning (SMDC)
Cc: Alan Hulme; Bryan Stubbs; Colin Pearce ; Gareth Buckley ; info@theadmingenieuk.com; Keith Flunder ; Paul McCormack; Pete Wilkinson ; Sandra Peck ; Stephanie Akerman ; Steve Buckley
Subject: FW: Application SMD/2024/0320 - Lawful Development Certificate for a proposed erection of a building to form swim / spa, gym and outdoor kitchen - Coppice Side Manor, Coppice Lane, Winnothdale

Categories:

-----Original Message-----

From: Cllr Steven Buckley
Sent: 10 September 2024 23:27
To: clerk

Subject: Re: Application SMD/2024/0320 - Lawful Development Certificate for a proposed erection of a building to form swim / spa, gym and outdoor kitchen - Coppice Side Manor, Coppice Lane, Winnothdale

Checkley Parish Council (CPC) would wish to make amendment to our last observations as a result of a recent site visit and meeting with the Applicant.

The Applicant is seeking a Lawful Development Certificate for a proposed detached building (containing swim / spa, gym and outdoor kitchen) on land adjacent to the main residence that the Applicant presents as being utilised as garden space

CPC were initially concerned that although the Application was supported by written statements from the current owners of the dwelling to confirm that they have used the land as garden area since they moved into the property in June 2018 just over six years ago the site photographs provided to cover the period from 2003 to 2023 were insufficient evidence to prove usage, they only depict the site layout.

CPC now consider that the Applicant has satisfactorily proven the use of the land as a garden area for a period of 10 years and over as a result of the site visit which clearly demonstrates the use of the land as a garden area and subsequent discussion with the Applicant regarding the provision of written confirmation from the previous owners confirming that the photographs provided to cover the period from 2003 to 2023 are legitimate and depict their usage of the land as a garden area.

CPC therefore are now of the opinion that the proposal appears to be sound provided it is in keeping with neighbouring property and there are no local objections and it conforms with planning policies as defined in the Checkley Parish Neighbourhood Development Plan and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

Steve Buckley
Planning Coordinator