



**Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995**

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.

Application No: 09/00434/FUL

To:
Mr F Williamson
Endon Mill
Gratton Lane
Gratton
Staffordshire Moorlands
ST9 9AG

Location of Development:

Endon Mill Gratton Lane Gratton Staffordshire Moorlands ST9 9AG

Description of Development:

Replacement agricultural shed

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 in accordance with plans ref: 001; 002; 003; subject to the following condition(s):

1. Within three months of this decision, details of the treatment and external finish of the proposed boarding / shutters on the openings on the south and east facing elevations together with metric scale drawing details of the balcony rails and external stairway shall be submitted to and agreed in writing with the Local Planning Authority. These works shall be undertaken in accordance with the agreed details to the satisfaction of the Local Planning Authority.

Reason:-

In the interests of visual amenity and to ensure the external finish detailing is in keeping with the function of the building for agriculture in accordance with Policies N7, N9 and B13 of Staffordshire Moorlands Local Plan.



Informative

1. The policies taken into account are Policies N2, N7, N8, N9, B13 and E4 of Staffordshire Moorlands Local Plan. The submission is for retrospective consent for an agricultural building with the previous building lost by fire damage. The site lies within the Green Belt and in countryside designated as Special Landscape Area in the adopted Local Plan. Agricultural development is considered generally appropriate in the Green Belt and in terms of building development is acceptable provided it is reasonably needed for a farm enterprise and will harmonise with its surroundings. A comparison with the proportions of the previous farm building would emphasise the higher walling arrangement of the eastern end of the replacement building although the fire-break passageway may account for the increase in proportions. The provision of this three floor arrangement is not typical of a modern portal frame farm building but is not considered to give an unacceptable impact when viewed together with the other built development on this low-lying site. Details of the external detailing for features such as intended new openings and means of escape (finish of external openings, balcony and external stairway) need to be agreed to retain the agricultural character of the building.

Signed on behalf of Staffordshire Moorlands District Council

26 JUN 2009



09/00434/FUL

NOTES

1. 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.
2. 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/pes. 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.
3. 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.