

From: clerk@checkley.staffslc.gov.uk
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/2025/0008 - Certificate of Lawfulness for proposed erection of a building to form hydrotherapy pool, gym and covered BBQ and seating area - Coppice Side Manor, Coppice Lane, Winnothdale
Date: 10 January 2025 16:50:30

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

From: Cllr Steven Buckley

Sent: 10 January 2025 15:33

Subject: Re: Application SMD/2025/0008 - Certificate of Lawfulness for proposed erection of a building to form hydrotherapy pool, gym and covered BBQ and seating area - Coppice Side Manor, Coppice Lane, Winnothdale

Checkley Parish council (CPC) acknowledge that the Applicant is now seeking a Certificate of Lawfulness for proposed erection of a detached outbuilding to form hydrotherapy pool, gym and covered BBQ and seating area on land sited within the curtilage of the dwellinghouse that will be used solely by the occupants of Coppiceside and for purposes incidental to the enjoyment of the dwellinghouse.

A previous application SMD/2024/0320, that CPC considered to be acceptable, seeking a lawful development certificate for a proposed detached building (containing swim / spa, gym and outdoor kitchen) on land adjacent to the main residence was submitted in July 2024 and refused in September 2024. The reason for refusal being that the scheme failed to demonstrate that the detached outbuilding was being provided within the curtilage of the dwellinghouse, for uses that are reasonably 'required' for purposes incidental to the enjoyment of the dwellinghouse and used for purposes incidental to the enjoyment of the dwellinghouse.

CPC consider that the Applicant has now provided sufficient evidentiary proof that demonstrates beyond doubt that the detached outbuilding is being provided within the curtilage (front garden area) of the dwellinghouse and that it will be used solely by the occupants of Coppiceside and for purposes incidental to the enjoyment of the dwellinghouse.

CPC are therefore of the opinion that this Application for Certificate of Lawfulness appears to be sound provided there are no local objections and it conforms with planning policies as defined in the Checkley Neighbourhood Development Plan (CNDP) and the Staffordshire Moorlands District Council Core Strategy and the National Planning Policy Framework.

Cllr Steve Buckley
Planning Coordinator