



**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: 07/01501/FUL

DB & H Murray Ltd
c/o David Bailey Chartered Architect
Gillow Fold Farm
26 Mow Lane
Gillow Heath
Staffs
ST8 6QQ

Location of Development:

56-58 High Street Biddulph Staffordshire Moorlands ST8 6AR

Description of Development:

Change of use to ground floor from Business Class B1 to A2 (Estate Agents) including disabled access, windows and door.

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: 00586/2; 002F; 003F; 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 detailed plans and sections of the upper floor windows 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. Details should include the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism and glazing bar subdivision. 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.



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

AIMING FOR EXCELLENCE

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
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3. The change of use element of this application solely relates to the change of use of No 58 from a B1 use to an A2 use as described in the accompanying Design & Access Statement. No consent is hereby conveyed or implied for any change of use of the adjoining retail unit, no 56. Any alterations to this unit (No. 56) are strictly limited to the alterations of the first floor windows.

Reason:-

For the avoidance of doubt and to define the description of development to which this permission relates.

Informative

1. The policies taken into account are Policy STRAT 6 of Biddulph Town Centre Action Area Plan and Policy B13 of Staffordshire Moorlands Local Plan. The proposal will contribute to the objectives of the Biddulph Town Centre Action Area Plan to secure well designed development in sustainable materials.

Signed on behalf of Staffordshire Moorlands District Council

31 JAN 2008



07/01501/FUL

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval *subject to conditions*, he may appeal to the Secretary of State in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of the decision notice. (Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No.2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.
2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act, 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.