



**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.

To:
Mr Dave Bradley
c/o MMP Architects
4 Thorpe House
Thorpe Street
Macclesfield
Cheshire
SK10 1LJ

Application No: 08/00931/FUL

Location of Development:
Stoney Bank Reacliffe Road Rudyard Staffordshire Moorlands ST13 8RS

Description of Development:
Replacement boathouse

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: 03; 02; 19; 20; 21; 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 and Compulsory Purchase Act, 2004.

2. Samples of the facing materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority before building work commences. The details shall be implemented in accordance with these particulars unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the visual amenities of the area.



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3. The development hereby permitted shall not be commenced until details of a screen wall, fence and other means of enclosure positioned along the southern edge of the external terrace shown green in the attached site plan extract have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.

Reason:-

To provide adequate privacy and an acceptable external appearance for the occupants of the adjoining property.

4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of existing tree[s] within the site.

Reason

In the interests of the visual appearance of the development and the amenities of the area.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason:-

In the interests of the visual appearance of the development and the amenities of the area.

6. Before commencement of development, including further demolition, groundworks or site clearance, details of the specification and position[s] of temporary fencing and advisory notices for the protection of tree[s] to be retained shall be submitted to and approved in writing with the Local Planning Authority. Such details shall be in accordance with guidance in British Standard 5837 :2005 Trees in Relation to Construction recommendations, unless otherwise agreed by the Local Planning Authority.

Reason:-

To safeguard the existing tree[s] from damage in the interests of visual amenity.

7. Before the commencement of development the protective fencing and notices required under Condition 5 shall be erected and maintained in position for the full duration of the period that development takes place. Within the fenced area[s] there shall be no excavation, changes in ground levels, passage of vehicles or plant, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing with the Local Planning Authority.

Reason:-

To protect the existing tree[s] from damage in the interests of amenity.



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8. The development hereby permitted shall not be commenced until a scheme of foul drainage and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.

Reason:-

To ensure satisfactory drainage of the site which avoids damage to the the existing tree[s].

9. The lower floorspace shown on approved Drawing Number 20 shall be used solely for boat storage and incidental equipment for outdoor recreation and for no other purpose including domestic floorarea without agreement in writing with the Local Planning Authority.

Reason:-

The decision is on the basis of a replacement boathouse with ancillary living accommodation. The change of use of this floorspace would be inappropriate development in this Green Belt setting contrary to Policy N2 of Staffordshire Moorlands Local Plan.

Informatives

1. The policies taken into account are Policies N2, N7, N8, N9 and B13 of Staffordshire Moorlands Local Plan, together with national planning policy advice in P.P.G.2 [Revised] : Green Belts, P.P.S. 7 Sustainable Development in Rural Areas and P.P.G 17 : Planning for Open Space, Sport and Recreation. It is considered that the revised scheme overcomes the concerns relating to the impact on a protected tree and the scale of development in this Green Belt and countryside setting which is designated as Special Landscape Area. The storage facility for watersports and recreational activity is now considered to be appropriate for the use of the site as an established boathouse site with ancillary living accommodation is considered to be acceptable having regard to a previous planning consent, reference 04/01000/FUL. The proposal does not constitute a change of use to a dwellinghouse which would be inappropriate in this Green Belt setting.

The relationship with existing surrounding development is considered acceptable and the consideration of privacy and overlooking of the dwellinghouse to the south of the site can be considered to be acceptable by the provision of a suitable screen enclosure secured by planning condition.

In land-use terms, the proposed development will affect the openness of the Green Belt but this has been balanced against the established use of the site and promotion of water sports and healthy living in government guidance.

The design and external appearance is considered to be acceptable and in keeping with this location designated as Special Landscape Area in the adopted Local Plan

2. **Important Note** - The applicant is reminded that this decision does not convey any approval for the use of the site as a dwellinghouse as defined in Class C3 of the Town and Country Use Classes Order, 1987.



3. British Waterways wish to advise the applicant of the following considerations :

- the cantilevered decking must be constructed above the top water level of the reservoir which is 161.77m AOD. The applicant will need to supply information to British Waterways to confirm this.
- the decking and balcony elements which overhang British Waterways ownership will need a separate agreement which will also attract a fee. The applicant is advised to contact the Third Party Works Team at British Waterways Wales and Border Counties, Navigation Road, Northwich, Cheshire (contact Mark T Gorman or Kevin Schumm) to secure compliance with the Code of Practice for Works affecting British Waterways.
- any intended discharge of drainage outfall to the reservoir will also require agreement from British Waterways.

Signed on behalf of Staffordshire Moorlands District Council

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