

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

APPROVAL OF RESERVED MATTERS

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg 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: 13/00884/REM

To:
Mr Graham Walker
C/o JG HILLMAN
3 Holly Lodge Silverdale Road
Wolstanton
Newcastle-Under-Lyme
Staffordshire
ST5 8BQ

Location of Development:

The Rydings Gallows Green Alton Staffordshire ST10 4BN

Description of Development:

Application is for all reserved matters relating to Approval notice 12/01344/OUT (Erection of a dwelling)

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council as Local Planning Authority, hereby **APPROVE** the following matter(s) which have been reserved for later approval on the grant of outline permission for development, subject to the following conditions:-

1. This permission shall be exercised in conjunction with outline consent reference 12/01344/OUT and does not relieve the applicant of the requirement to comply with any of the conditions imposed on that consent.

Reason:-

To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the following submitted plans:

Proposed Site Plan Drg No. 5308-002 Revision F
Proposed Scheme Drg No. 5308-005 Revision C
Existing Site Plan Drg No. 5308-007
Location Plan Drg No. 5308-009
Proposed Landscaping Scheme Drg No. 5308-011

Reason:-

To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. The development hereby permitted shall not be brought into use until the access to the site has been completed.

Reason:-

In the interests of highway safety.

4. Any gates shall be located a minimum of 5m rear of the carriageway edge and shall open inwards away from the highway.

Reason:-

In the interests of highway safety.

5. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided and surfaced in accordance with the approved plans. The parking and turning areas shall thereafter be retained for the purposes of parking and turning of private cars for the life of the development.

Reason:-

In the interests of highway safety.

6. The development hereby permitted shall not be brought into use until the existing site access, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted is permanently closed and the access crossing reinstated as verge.

Reason:-

In the interests of highway safety.

7. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

8. The development hereby permitted shall not be commenced until samples/details of the types and colours of all roof tiles, facing brickwork and cills and heads have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

To ensure that the external appearance of the development is satisfactory.

9. The development hereby permitted shall not be commenced until detailed plans and sections of the proposed windows and doors 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. The development shall be carried out in accordance with the approved details and retained for the

lifetime of the development.

Reason:-

In the interests of good design.

10. The development hereby permitted shall not be commenced until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.

Reason:-

In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

Informatives

Policies B13 and T14 of the Staffordshire Moorlands Local Plan together with policy DC1 of the Core Strategy Development Plan Document (Revised Submission) 2011 and the National Planning Policy Framework including chapter 7 have been taken into consideration during the determination of the above application. The proposed development is considered to be of an acceptable design, raising no design, highways, neighbour amenity or tree impact related objections.

The application has been assessed against adopted Development Plan policies and any other material considerations. As the application is acceptable there was no need for any negotiations as advocated within the National Planning Policy Framework paragraphs 186-187.

The condition requiring off-site highway works shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a link to a Minor Works Information Pack and an application form for the Minor Works Agreement. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The access crossing to the site shall be constructed in accordance with the submitted drawing no 5308-002/F and Staffordshire County Council requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please note that although in this case, a dropped kerb is not required, a S184 notice is still required. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The existing access to the site shall be reinstated to grass verge in accordance with the

condition above. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

Signed on behalf of Staffordshire Moorlands District Council

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.