



SOUTH STAFFORDSHIRE COUNCIL

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

GRANT OF PLANNING PERMISSION

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 Number: 05/01197/FUL
Proposed: New stables
At: The Field Adjacent No 4 Long Lane Springhill Wolverhampton South Staffordshire

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. Before the development commences details of the facing materials to be used for the external elevations shall be submitted to the Local Planning Authority for approval. The development shall be carried out in the approved materials.
2. The access, parking and turning areas shall be surfaced and thereafter maintained in a crushed hardcore material and shall not be surfaced in a bound material.
3. Before the development commences a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The works hereby approved shall be carried out in accordance with the approval, unless subsequently otherwise approved in writing by the local planning authority.
4. No existing trees, shrubs or hedges on the site or its boundaries shall be lopped, topped or cut down without the prior consent of the Local Planning Authority. If any existing trees, shrubs or hedges are cut down or die, they shall be replaced with the same species (unless otherwise agreed with the Local Planning Authority) within the next available planting season and shall be maintained to the satisfaction of the Local Planning Authority.
5. There shall be no open burning of materials arising from the keeping and grazing of horses on the land.
6. No stables (other than hereby approved), caravans containers, shelters, structures or other ancillary buildings shall be sited on the land without the prior approval of the Local Planning Authority.
7. There shall be no open storage of any machinery, equipment or materials on the site.

8. The permission hereby granted does not grant or imply consent for the installation of any means of lighting on the site or the building.
9. The stables hereby approved shall not be used for commercial or livery purposes for the lifetime of the development.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
2. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
3. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
4. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
5. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy BE26 of the adopted Local Plan.
6. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
7. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
8. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
9. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy BE26 of the adopted Local Plan and in the interests of highway safety in accordance with policies TR3 and TR4 of the adopted Local Plan.

Signed

Dated: 23 January 2006



W G Meredith
Head of Development and Building Control

PLEASE REFER TO NOTES ENCLOSED

To:
Mrs S Winfield
1 Shoal Hill Close
Cannock
WS11 1TW

TIME LIMIT CONDITION

The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

NOTES

1) APPEALS

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 78(l) of the Town and Country Planning Act 1990. Any appeal must be made within **6 months** of the date of the decision. The Secretary of State has power to allow a longer period for 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 so granted otherwise than 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.

Appeal forms are obtained from The Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6NP

2) PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions, 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 Council or District Council or County Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3) COMPENSATION

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.