



# **SOUTH STAFFORDSHIRE COUNCIL**

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**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

## **GRANT OF OUTLINE 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: 05/01299/OUT  
Proposed: Detached house and garage  
At: Land Adjacent 77 School Road Himley Dudley South Staffordshire

In pursuance of their power under the above mentioned Act, South Staffordshire Council, hereby **GRANT** outline 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, and within 3 years of the date of this permission, full details of the following reserved matters shall be submitted to the Local Planning Authority for approval
  - a. the layout of the site, access to the site, and buildings and access roads in the vicinity;
  - b. plans and elevations of all buildings and other structures;
  - c. the colour and type of facing materials to be used on external elevations;
  - d. a comprehensive landscape scheme for the site, including a detailed survey of existing trees, shrubs and hedges;
  - e. the location of any screen walls and/or fences;
  - e. the provision to be made within the site for the parking of two vehicles clear of the highway.
2. 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.

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

1. The application is in outline only.
2. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan

Signed

Dated: 25 January 2006

**W G Meredith**  
**Head of Development and Building Control**

PLEASE REFER TO NOTES ENCLOSED

To:  
John David Marsh  
Lawnswood House  
Wordsley  
Stourbridge  
DY7 5QJ

**TIME LIMIT CONDITION**

- a) In the case of any reserved matter application for approval must be made not later than the expiration of three years beginning with the date on which this permission is granted; and
- b) The development to which this permission relates must be begun not later than whichever is the later of the following dated: -
  - i) The expiration of five years from the date on which this permission is granted;
  - ii) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for the imposition of these time limits is to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

**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(1) 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 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 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.