



# South Staffordshire Council

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## TOWN AND COUNTRY PLANNING ACT 1990 APPROVAL OF RESERVED MATTER(S) FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application Number: 09/00023/REM  
Proposed: Bungalow for agricultural use [reserved matters following 08/00669/OUT]  
At: White Gate Farm Watling Street Ivetsey Bank South Staffordshire ST19 9QT

The Council of the SOUTH STAFFORDSHIRE DISTRICT in pursuance of powers under the above-mentioned Act hereby **APPROVE** the following matter(s) which had been reserved for later approval on the grant of outline permission for development:

In accordance with the accompanying plans, subject to the conditions specified hereunder:

1. The development shall be carried out in accordance with the amended plans received on 09.03.09 as numbered 30-08-02
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any other subsequent equivalent order, no development within the following classes of development shall be carried out to the dwellings hereby approved without the prior approval of the Local Planning Authority:
  - a. Schedule 2, Part 1, Class A - enlargement, improvement or other alteration
  - b. Schedule 2, Part 1, Class B - addition or alteration to the roof
  - c. Schedule 2, Part 1, Class C - any other alteration to the roof
  - d. Schedule 2, Part 1, Class D - porches
  - e. Schedule 2, Part 1, Class E - garden buildings, enclosures, pool, oil or gas storage container
3. The landscape scheme shown on the approved plan 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 which occur during the first five years shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority
4. The hedgerows as shown on the approved plans should be planted in a double staggered row with 4 plants per linear metre (i.e. 500mm minimum spacing) and 400mm between rows. The hedgerows shall consist of a random mix of 5 species (from hawthorn, field maple, hazel, snowy mespilus, holly, spindle, dog rose, elder or guelder rose) the details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences
5. Before the proposed development is brought into use, the parking and turning areas shall be provided in accordance with the submitted drawing no. 30-08-02 Rev B and shall thereafter be retained for the life of the development.

The reasons for the Council's decision to approve the reserved matter(s) subject to compliance with the conditions hereinbefore specified are:-

1. In order to define the permission and to avoid doubt.
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
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5. In the interest of public and highway safety and convenience and to ensure that adequate parking facilities are available to serve the development and to conform to the requirements of policy TR4 of the adopted Local Plan

This approval does not purport to convey any approval or consent which may be required under any enactment other than Section 23 of the Town and Country Planning Act 1990.

Signed

Dated: 13 March 2009

A handwritten signature in black ink, appearing to read 'Sarah Poxon', with a small flourish at the end.

Sarah Poxon  
Development Control Manager

Mr Derek Swift  
C/O Mr Brian Evans  
Smithy Cottage  
Bickford Road  
Bickford  
Penkridge  
Stafford  
ST19 5QJ

## 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, she/he may appeal to the Secretary of State Communities and Local Government in accordance with Section 78(I) 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 she/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 her/him that permission for the proposed development 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.

Appeal forms are obtained from The Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6NP or online at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### 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 Communities and Local Government, 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, she/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.

### Compliance with Conditions

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, there is now a fee payable for the request for written confirmation of compliance with a condition or conditions attached to the grant of planning permission:

£25 for each request that relates to a permission for householder development.

£85 for all other requests relating to a permission for development