



# 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: 09/00037/OUT  
Proposed: Erection of one dwelling  
At: 13 Sycamore Way Huntington South Staffordshire WS12 4QP

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. The development which this permission relates must be begun not later than whichever is the later of the following dated:
  - i The expiration of three 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.
2. 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:
  - a The Layout - The way in which buildings, routes and open spaces are to be provided within the development and their relationship to buildings and spaces in the vicinity of the site;
  - b The Scale - The height, width, length and overall appearance of each of the proposed buildings, including the proposed facing materials, and how they relate to their surroundings;
  - c The Appearance - The aspects of a building or place which determine the visual impression it makes;
  - d The Access - The accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;
  - e The Landscaping - The treatment of private and public space and the impact upon the site's amenity through the introduction of hard and soft landscaping;
3. This permission does not grant or imply consent to the details shown on the approved plan, (because the details which were shown on the plan were for illustrative purposes only).

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

1. 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.
2. The application is in outline only.
3. The application is in outline only.

Signed

Dated: 8 April 2009

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

Sarah Poxon  
Development Control Manager

Mrs Janice Squire  
13 Sycamore Way  
Huntington  
South Staffordshire  
WS12 4QP

## 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 for 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 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 her/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