



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 (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 Number: 09/00066/COU
Proposed: Retrospective application for change of use of farm storage unit to stables
At: Keepers Croft Levedale Road Penkridge South Staffordshire ST19 5AT

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. The premises shall be used for the private stabling of horses owned by the land owner and for no other purposes.
2. There shall be no open burning of materials arising from the keeping and grazing of horses on the land.
3. This permission does not give or imply consent for any external works in respect of access to, or parking around, the building.
4. The permission relates only to the retention and use as stables of building B as identified on approved plan drawing number 5702.01
5. No other stables, containers, caravans, shelters or other ancillary building or structures, temporary or otherwise, shall be sited on the land without the prior approval 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. 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.
2. 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.
3. To define the permission.
4. In order to define the permission and to avoid doubt.

5. The site is within the Open Countryside within which, in accordance with the planning policies in the adopted Local Plan, there is a presumption against development, unless it is essential to the operation of rural activities and must be located in the countryside, limited infilling or the re-use of a rural building in accordance with policy OC1 of the adopted Local Plan.

Signed

Dated: 12 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 A Wright
C/O Haden Ritchie Bailey
The Manor House
Lichfield Street
Tamworth
B79 7QF

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.

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