



# South Staffordshire Council

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## 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: 09/00092/FUL  
Proposed: Replacement stable block  
At: Land Rear Of 94 And 95 Coven Road Brewood 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. 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.
2. The site and premises shall be used for the private stabling of a maximum of two horses, their tack and equipment and forage and feed, and for no other purpose including the letting of the stables for a financial return.
3. Before the commencement of the development hereby approved replacement access gates shall be provided set back 12m from the back of the pavement with Coven Road and inward opening.
4. The two parking spaces shown on the amended site plan, labelled Plan 4, received on the 18th March 2009, shall be provided and surfaced in a suitable hard material and retained for the duration of the development. Parking shall take place solely in the spaces hereby approved. This does not grant or imply consent for any additional areas of hardsurfacing, any additional hardsurfacing shall be agreed with the Local Planning Authority before being carried out
5. No alterations to the stables building hereby approved shall be undertaken without the prior, written approval of the Local Planning Authority.
6. No other stables, containers, caravans, shelters, generators or other ancillary building or structures, temporary or otherwise, shall be sited on the land without the prior approval of the Local Planning Authority.
7. The permission hereby granted does not grant or imply consent for the installation of any means of lighting on the site or the building. Before any development takes place a scheme for the lighting of the building, roadways and parking areas shall be submitted to the Local Planning Authority for approval and the development shall be carried out in accordance with the approved scheme. Additional lighting or alterations to the approved scheme shall not be carried out other than with the

written approval of the Local Planning Authority.

8. There shall be no open burning of materials arising from the keeping and grazing of horses on the land.
9. There shall be no outside storage on the site.
10. 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.
11. The development shall be carried out in accordance with the amended plans received on 18th March 2009 and 24th March 2009 respectively as numbered Plan 4 Proposed Two Parking Bays & Plan 1 Amended.
12. 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.
13. Before any development takes place a scheme for the provision and implementation of foul drainage and surface water drainage works shall be submitted for the approval of the Local Planning Authority. The development shall not be occupied/brought into use until the approved scheme has been completed.

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. To safeguard the visual amenity of the area and the privacy of residents in nearby dwellings in accordance with policy BE26 of the adopted Local Plan.
3. In the interest of public and highway safety and convenience and to conform to the requirements of policy TR3 of the adopted Local Plan
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10. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
11. In order to define the permission and to avoid doubt.
12. To safeguard the amenity of the area in accordance with policy BE26 of the adopted Local Plan
13. To avoid pollution of the water environment in accordance with policies BE25, BE27, BE28, BE29, BE30 of the adopted Local Plan.

Signed

Dated: 3 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

Mr J Rolinson  
C/O Mr P Tonks  
Sliema  
Greenhill  
Wombourne  
Nr Wolverhampton  
South Staffordshire  
WV5 0LD

## 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 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 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