



**Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)**

**TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT**

Date valid application received:
20/05/2021

Application No: P/2021/00663

Name and address of Agent
DPAD Ltd
2 Knightley Farmhouse,
Callingwood
Needwood
Burton Upon Trent
DE13 9PU

Name and address of Applicant
MIA Hoar Cross Limited
Meynell Ingram Arms,
Abbots Bromley Road
Hoar Cross
Staffordshire
DE13 8RB

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby **PERMITS**:

Retention of change of use of land to form additional car parking area .

Meynell Ingram Arms, Abbots Bromley Road, Hoar Cross, Staffordshire, DE13 8RB

in accordance with the submitted documents and plans and subject to the condition(s) specified hereunder:

1 The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of this permission:

Site Location Plan Drawing 2021-1037-001 Rev A dated as received on 18-01-2022
Existing Site Plan Drawing 2021-1037-101 Rev A dated as received on 18-01-2022
Proposed Site Plan Drawing 2021-1037-201 Rev B dated as received on 28-01-2022
BS5837 Tree Survey & Arboricultural Impact dated 12-06-2021 dated as received 24-06-2021
Tree Survey Plan Sheet 1 dated as received on 24-06-2021

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway(s) in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, SP25, SP29, SP35, DP1, DP5 and DP8, the East Staffordshire Design Guide, Parking Standards SPD and the National Planning Policy Framework.

2 The two new trees and infill hedging to the western boundary shall be implemented in accordance with the details provided in drawing 2021-1037-201 Rev B approved under Condition 1 above within the first planting season (October to March) from the date of this

decision. Once the two trees have been planted the applicant must notify the Local Planning Authority in writing, and the trees will then be protected under a Tree Preservation Order.

Reason: To ensure that the approved new trees and hedging is implemented in a speedy and diligent way to ensure the visual amenity of the locality and protect this for the future in accordance with East Staffordshire Local Plan Policies SP24 and DP8, the East Staffordshire Design Guide and the National Planning Policy Framework.

3 Any tree or planting which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that any initial plant losses are overcome in the interests of the visual amenities of the locality and in accordance with East Staffordshire Local Plan Policy SP24, the East Staffordshire Design Guide and the National Planning Policy Framework.

4 The land to the west of the car parking area hereby approved shall not be used for extended drinking or dining capacity for the Meynell Ingram Arms, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure any future use of the land does not adversely affect the amenities of occupiers of adjoining properties and the locality in general or create additional parking demand in accordance with the National Planning Policy Framework and East Staffordshire Local Plan Policies SP1 and SP35.

Informative(s):

1 During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

This permission is granted by the under signed under powers delegated by the Borough Council in accordance with the provisions of Section 101 of the Local Government Act 1972.

This consent is given in pursuance of the relevant Planning Legislation and does not entitle you to do anything for which the consent of some other landowner, person, public authority, or department of the Council is required.

Dated 11th April 2022

Signed *Barbara Toy*

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- In the case where we refuse planning permission or grant it subject to conditions decision if you want to appeal then you must do so within 6 months of the date of this notice. (Unless the application is for a minor commercial application, please see the criteria for a minor commercial application below). In the case where we refuse planning permission or grant it subject to conditions for a minor commercial application, if you want to appeal against your decision then you must do so within 12 weeks of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Minor Commercial Development Uses

Shops

1. Use for all or any of the following purposes—

- (a) for the retail sale of goods other than hot food,
- (b) as a post office,
- (c) for the sale of tickets or as a travel agency,
- (d) for the sale of sandwiches or other cold food for consumption off the premises,
- (e) for hairdressing,
- (f) for the direction of funerals,
- (g) for the display of goods for sale,

- (h) for the hiring out of domestic or personal goods or articles,
- (i) for the washing or cleaning of clothes or fabrics on the premises,
- (j) for the reception of goods to be washed, cleaned or repaired,
- (k) as an internet café, where the primary purpose of the premises is to provide facilities for enabling members of the public to access the internet, where the sale, display or service is to visiting members of the public.

Financial and professional services

2. Use for the provision of—

- (a) financial services,
- (b) professional services (other than health or medical services), or
- (c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

Restaurants and cafes

3. Use for the sale of food and drink for consumption on the premises.

Drinking establishments

4. Use as a public house, wine-bar or other drinking establishment.

Hot food takeaways

5. Use for the sale of hot food for consumption off the premises.”