



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

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

Date valid application received:
17/09/2020

Application No: P/2020/00941

Name and address of Agent
JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Name and address of Applicant
Mr T Hough
c/o Agent

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

Erection of an agricultural storage building

Land at School Hill, Hoar Cross, Staffordshire

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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

R0084-001 Revision P1 Proposed Plans, Elevations and Cross Section at scale 1:100 and 1:50 dated as received 1st September 2020

R0084-002 Revision P0 Location Plan and Proposed Site Plan at scale 1:1250 dated as received 1st September 2020

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality/heritage assets, the amenities of residential properties, biodiversity or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, SP25, SP29, SP35, DP1, DP5 and DP7, the East Staffordshire Design Guide and the National Planning Policy Framework.

3 The external materials to be used in the development hereby permitted shall be in accordance with the details specified on the approved plans listed above at condition 2 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the locality/conservation area in accordance with East Staffordshire Local Plan Policies SP1, SP8, SP24, SP25, DP1 and DP5, the East Staffordshire Design Guide and the National Planning Policy Framework.

4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order) the building hereby permitted shall not be used for any purposes other than for the purposes related directly to agriculture as defined by Section 336 of the Town and Country Planning Act 1990. When the building hereby permitted is no longer required for the purposes of agriculture on the holding, it shall be dismantled, removed from the site and the land restored to its former condition.

Reason: The building has been approved for agricultural purposes only, when that use ceases the removal of the building will allow the original character and appearance of the site to be restored in accordance with East Staffordshire Local Plan Policies SP1 and SP8 and guidance contained in the National Planning Policy Framework.

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 15th September 2022

Signed *E Summers*

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.”