



**Thomas Deery BA (Hons), MSc  
Head of Regeneration and Development**

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

Date valid application received:  
15/08/2023

Application No: P/2023/00907

Name and address of Agent  
Equestrian Blueprint  
23 Home Mead  
Corsham  
SN13 9UB

Name and address of Applicant  
Mr John Evans  
Birchwood House  
Abbots Bromley Road  
Hoar Cross  
Staffordshire  
DE13 8RA

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

**Siting of mobile home as grooms accommodation and associated hardstanding including demolition of existing stables**

**Birchwood House, Abbots Bromley Road, Hoar Cross, Staffordshire, DE13 8RA**

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:

Drawing No's:

P1 Revision 1 Location Plan scaled at 1:2500 dated as received on 19 February 2024

P2 Block Plan scaled at 1:100 dated as received on 8 August 2023

P3 Elevations scaled at 1:100 dated as received on 8 August 2023

P4 Revision 1 Layout Plan scaled at 1:500 dated as received on 17 January 2024

E2 Revision 1 Existing Block Plan scaled at 1:100 dated as received on 8 August 2023

E3 Existing Elevations scaled at 1:100 dated as received on 8 August 2023

Planning Statement dated as received on 8 August 2023

V1.1 Design and Access Statement dated as received on 17 January 2024

Application from dated as received on 8 August 2023

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, SP2, SP8, SP24, SP29, SP30, SP35, DP1, DP3 and DP7, the East Staffordshire Design Guide, East Staffordshire Design Guide, Parking Standards Supplementary Planning Document, Separation Distances and Amenity Supplementary Planning Document and the National Planning Policy Framework.

3 The development shall be carried out in accordance with the materials indicated within the approved application form listed at condition 2 above unless alternative details are first submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance the rural surroundings in accordance with East Staffordshire Local Plan Policies SP1, SP24, DP1 and DP3, the East Staffordshire Design Guide and the National Planning Policy Framework.

4 The occupation of the mobile home hereby approved shall be limited to a person or persons solely working for the equestrian facility at Birchwood House, Blunts Hollow. If at any time the mobile home ceases to be occupied/used for this specific purpose then the structure hereby permitted shall be removed immediately from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the mobile home is not used for residential purposes unrelated to the specific identified needs of the equestrian facility at Birchwood House, Blunts Hollow in an area where new residential development would not normally be acceptable, in accordance with East Staffordshire Local Plan Policies SP1, SP8 and SP14 and National Planning Policy Framework.

#### **Informatives:**

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.

2 The land owner must apply for a caravan site licence for the mobile home unless it is covered by a legal exemption. For more information please refer to the caravan site licences page on the Borough Council's website <http://www.eaststaffsbc.gov.uk/housing-and-property/landlords/caravan-site-licence>.

3 The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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 21st February 2024

Signed

*Gary Shilton*

## 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 proposal). 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.