



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

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

Date valid application received:
28/04/2022

Application No: P/2022/00395

Name and address of Agent

Name and address of Applicant
Mr Tim Allen
2 New Villas
Abbots Bromley Road
Hoar Cross
DE13 8QU

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

Erection of a detached double garage

2 New Villas, Abbots Bromley Road, Hoar Cross, DE13 8QU

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 and documents subject to compliance with other conditions of this permission:

Drawing No.s:

2NV-DG-S001-TJA-00B REV00B - Plans and Elevations- dated as received on 07/08/2022
Application form - dated as received on 31/03/2022
Proposed Materials - dated as received on 31/03/2022
Arboricultural Impact Assessment - AEL-18568-AIA - dated as received on 27/06/2022
Tree Constraints New Layout Plan - AEL-18568- TCNLP - dated as received on 27/06/2022
Tree Impact Plan - AEL-18568-TIP - dated as received on 27/06/2022
Tree Protection Plan - AEL-18568-TPP - dated as received on 27/06/2022

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, SP35, DP1, DP3, DP5 and DP8, the East Staffordshire Design Guide, the Separation Distances and Amenity SPD, the Parking Standards SPD and the National Planning Policy Framework.

3 Tree Protection Method Statement

No development shall take place until an Arboricultural method statement as detailed within the approved Arboricultural report listed at condition 2 above has been submitted and approved in writing with the Local Planning Authority. The development shall then be carried out in accordance with the approved method statement.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with East Staffordshire Local Plan Policy DP8 and the National Planning Policy Framework.

4 Protection of Trees during Development

All existing trees and hedges shown as being retained on the plans hereby approved shall be protected by fencing and ground protection boards in line with the Tree Protection recommendations as shown on the approved Tree Protection Plan under condition 2 above. Such fencing shall be erected before development commences and shall be retained at all times whilst construction work is taking place.

Reason: To ensure that adequate measures are taken to preserve trees and hedges and their root systems whilst construction work is progressing on site in accordance with East Staffordshire Local Plan Policy DP8, and the National Planning Policy Framework.

Informative(s):

1 The conditions identified below require details to be approved before commencement of the development. Condition No. 3

This means that a lawful commencement of the approved development cannot be made until the particular requirements of these conditions have been met.

The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request. Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

2 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 16/09/2022

Signed *Jacob Paul*

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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.
- Where the Local Planning Authority has refused planning permission or grant it subject to conditions for a householder application, if you want to appeal against your local planning authority's 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.