



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

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

Date valid application received:  
22/04/2024

Application No: P/2024/00388

Name and address of Agent  
R.A.M. Designs  
18 Woodpecker Way  
Cannock  
WS11 7WJ

Name and address of Applicant  
Mr Martin Davidian  
Newlands Barn  
Uttoxeter Road  
Beamhurst  
Uttoxeter  
Staffordshire  
ST14 5EA

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

**Erection of a detached timber cabin to side**

**Newlands Barn, Uttoxeter Road, Beamhurst, Uttoxeter, Staffordshire, ST14 5EA**

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 P01 - Floor Plan, Elevations, Site Plan and Location Plan - dated as received on 22/04/2024

Drawing No S01 - Floor Plan and Elevations as Existing - dated as received on 11/04/2024  
Application Form - dated as received on 11/04/2024

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

3 All external materials used in the development shall be as set out on the plans and documents listed under condition 2 and as set out on the application form unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard the character and appearance of the building(s) and its 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 outbuilding hereby approved shall only be used for purposes ancillary to the residential use of the dwelling known as Newlands Barn.

Reason: In the interests of residential amenities in accordance with East Staffordshire Local Plan Policies SP1, DP1 and DP3 and the National Planning Policy Framework.

**Informative(s):**

1 The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which 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 secured 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 applicant is advised that the proposed development is situated within a "Radon Affected Area". Radon Affected Areas are areas where 1% or more of homes are above the Action Level, as designated by the Health Protection Agency (HPA - now Public Health England (PHE)). This information was obtained from Indicative Mapping supplied by the British Geological Survey and the Health Protection Agency, which splits the borough up into 1km squares, and it is recommended that property-specific advice be obtained from [www.ukradon.org](http://www.ukradon.org). Our records indicate that the development is in an area where 1-3% of properties are above the action level.

If, after reference to the above website, there is still possibility of risk from radon, then protection measures should be installed (further advice can be found on the BRE website). Home testing kits can be obtained from the PHE through [www.ukradon.org](http://www.ukradon.org), but it may take several months to obtain the results.

For sites where between 1% and 3% of homes are above the action level, the use of protection measures is not mandatory, although ESBC continue to recommend that basic measures are installed in these circumstances.

3 The applicant's attention is drawn to the provisions of The Party Wall etc. Act 1996, which may have implications for this development.

You are advised that any grant of planning permission does not override private legal matters such as rights of access onto lands outside the applicant's ownership for the purposes of construction or maintenance.

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

12/06/2024

Signed

*Jacob Paul*

## **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.
- 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.