

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT



Application number: 15/01009/FUL

To: Keele Seddon Ltd
c/o Gratton Planning Services - Mr Philip Gratton
Barn Bank
Vanity Close
Oulton
Stone
Staffordshire
ST15 8TZ

Description of development

Demolition of unlisted buildings and structures within the Keele Village Conservation Area (The Hawthorns, Keele Village)

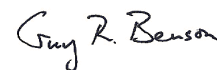
Location of development

The Hawthorns, Keele Village, Keele

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby **PERMIT** the above development, in accordance with the submitted plans and other documents, subject to compliance with the conditions specified below. Failure to carry out the development in accordance with the permission/consent or to comply with any condition may make the permission/consent invalid and may lead to enforcement or other legal action

This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Date 5 April 2016



Head of Planning & Development
Planning & Development Service
Directorate of Regeneration & Development

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1. The demolition of the buildings shown hatched in red on DGL Associates Limited Drawing No. 1487KSH/THK/DCP01 hereby granted permission shall not commence until a contract has been entered into for the construction of the development permitted under Application Ref. 15/01004/FUL, and such construction works shall have commenced within six months of the demolition of the buildings.

R1. To protect the character of the Conservation Area in accordance with the aims and objectives of the National Planning Policy Framework (2012).

2. Prior to the commencement of the demolition of the buildings shown hatched in red on DGL Associates Limited Drawing No. 1487KSH/THK/DCP01, details of the treatment of the cleared site following that demolition, including a programme for the implementation of that treatment, shall be submitted to and have been approved in writing by the Local Planning Authority. The aforesaid approved details shall thereafter be implemented.

R2. To protect the character of the Conservation Area in accordance with the aims and objectives of the National Planning Policy Framework (2012).

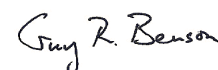
3. The development must be begun no later than the expiry of 2 years beginning with the date of this permission

R3: To comply with the provisions of Section 91 of the Town and Country Planning Act and having regard to the terms of planning permission 15/01004/FUL.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

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Note to the applicant

You are advised that a report has been prepared which provides more details on the consideration of this proposal. The report is viewable as an "associated document" on line at <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/15/01009/FUL>

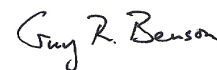
Appeals to the Secretary of State

- 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.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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