

APPENDIX 1

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SF664086

Edition date 25.01.2021

- This official copy shows the entries on the register of title on 09 MAY 2024 at 20:00:37.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 09 May 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title.

STAFFORDSHIRE : SOUTH STAFFORDSHIRE

- 1 (04.05.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Whiston, Penkridge, Stafford.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (25.01.2021) PROPRIETOR: JOLENE SMITH of 15 The Meadows, Lawley Village, Telford TF4 2PQ.
- 2 (25.01.2021) The price stated to have been paid on 30 November 2020 was £20,000.
- 3 (25.01.2021) A Transfer dated 30 November 2020 made between (1) Littywood Farm Limited and (2) Jolene Smith contains vendor's personal covenants.

NOTE: Copy filed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.05.2018) The land is subject to the rights granted by a Deed of Grant dated 15 October 1979 made between (1) John Bennett Flavell and John Williams and (2) The South Staffordshire Waterworks Company.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy without colour plan filed under SF636096.

C: Charges Register continued

- 2 (04.05.2018) A Conveyance of the land in this title dated 18 June 1984 made between (1) Brian John Millington and Jeanne Ann Millington and (2) John Benjamin Sands and Peter John Sands contains restrictive covenants.

NOTE: Copy filed under SF636096.

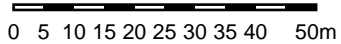
- 3 (04.05.2018) The land is subject to the rights granted by a Deed of Grant dated 8 July 2002 made between (1) John Benjamin Sands and Peter John Sands and (2) 186k Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under SF636096.

- 4 (04.05.2018) The Deed dated 8 July 2002 referred to above also contains an option to renew as therein mentioned.

End of register



Map scale 1:1250

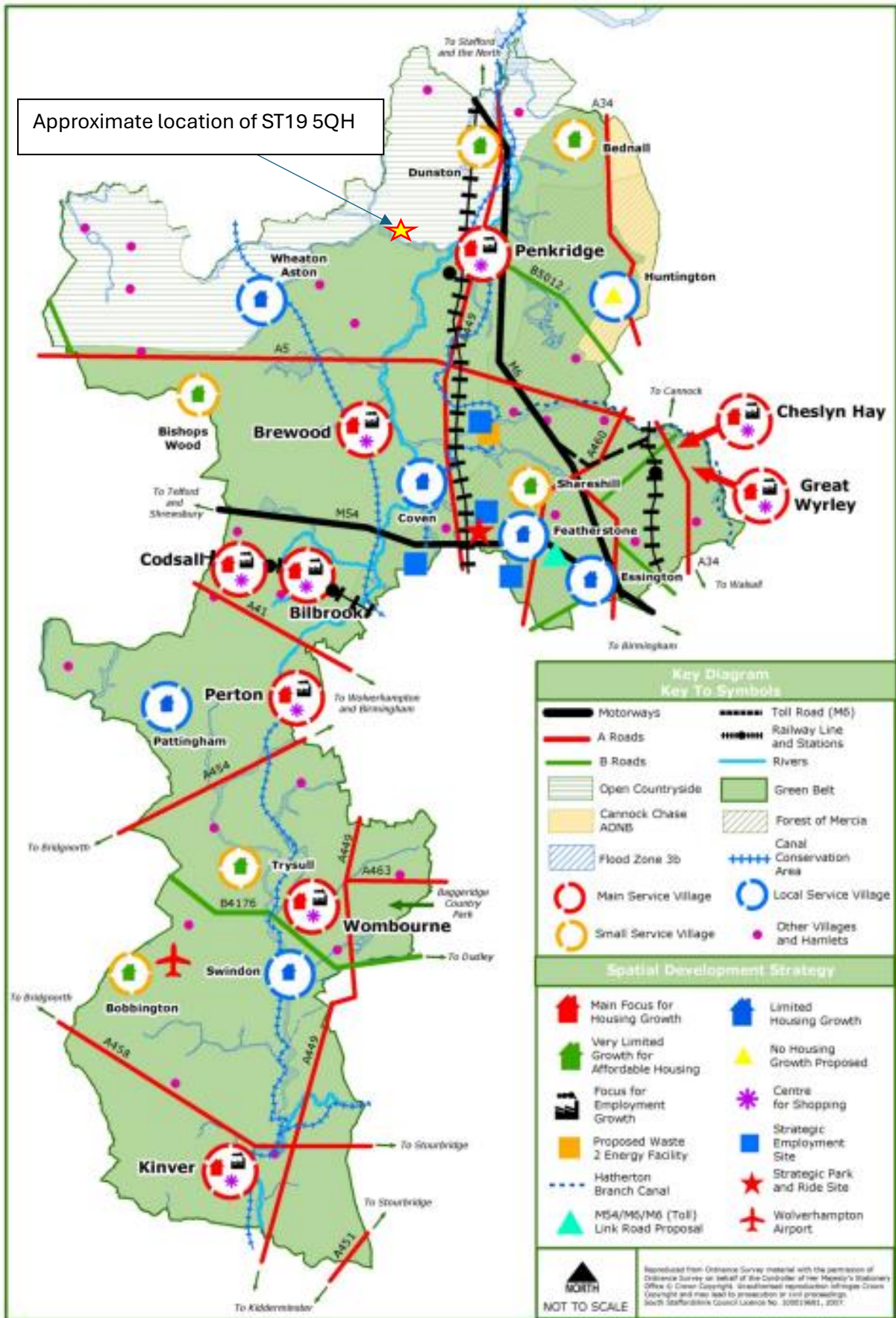
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This map is for reference purposes only. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Data last updated 10:00pm 15 OCTOBER, 2024

APPENDIX 2

APPENDIX 2 – LOCATION OF DEVELOPMENT WITHIN DISTRICT



APPENDIX 3

APPENDIX 3 – AERIAL PHOTOGRAPHS OF LAND

Image below is Google aerial photo dated 23/04/2021. This is the most recent aerial image available for the property.

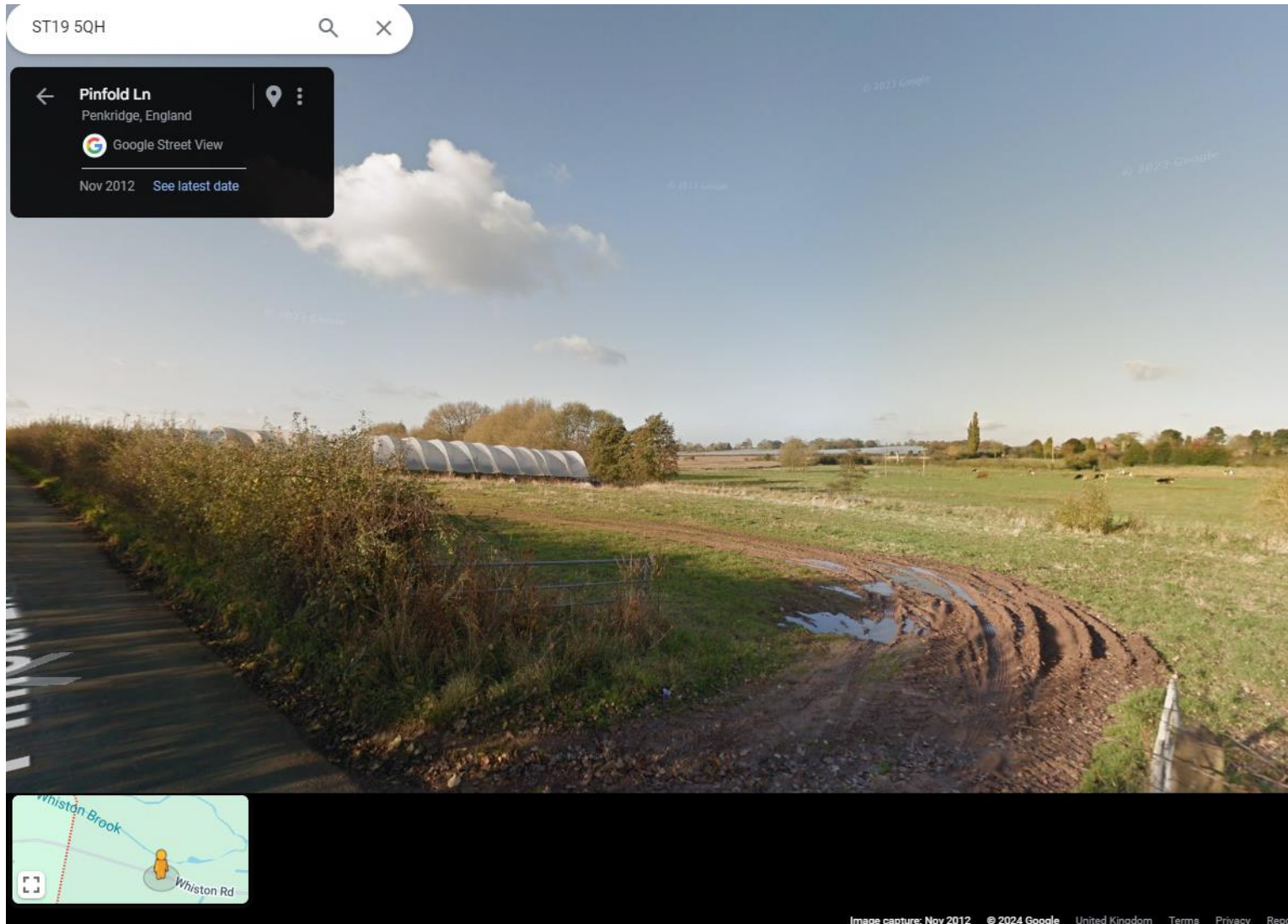


Imagery Date: 4/23/2021 52°43'32.64" N 2°08'59.63" W elev 84 m eye alt 265 m

Image below is Google street view photo dated May 2023 showing hardcore, post and rail fence, what appears to be concrete pad covered with tarpaulin.



Image below is Google street view photo dated November 2012 showing the previous agricultural use of the Land. November 2012 is the most recent street view image available prior to May 2023.



APPENDIX 4



8 April 2024 16:21



8 April 2024 16:21





8 April 2024 16:21



8 April 2024 16:20



8 April 2024 16:20



8 April 2024 16:21



8 April 2024 16:20

APPENDIX 5



South Staffordshire Council

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application Number: 21/00235/FUL
Proposed: Change of use of land to use for the keeping of horses including erection of stables and haybarn, laying of hardstanding, construction of manege and improvement of access.
At: Land West Of Whiston Mill Whiston Road Whiston STAFFORD ST19 5QQ

In pursuance of their power under the above mentioned Act, South Staffordshire Council hereby **GRANT** planning permission for the development described above in accordance with the details given in the application numbered above,

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings:
Location Plan (1:1250)
Site Layout Plan (1:500)
Hay Barn - Elevations (1:50)
Hay Barn - Floor Plan (1:50)
Stable Building - Floor Plan & Elevations (1:100)
Fencing and cross section of manege (1:20)
Received 15/03/21
3. No existing trees, shrubs or hedges on the site or its boundaries shall be cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any the existing planting is removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council) within 12 months of its removal and as close to the original position as possible (or elsewhere in a position agreed with the Council). The existing and any replacement planting shall be maintained for a period of 10 years

respectively from completion of the development or time of planting to the satisfaction of the Local Planning Authority.

4. The landscape scheme shown on the approved plan(s) shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. The planting, hard landscaping (and any other introduced features shown on the approved plan(s) shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).
5. The materials for the development shall be carried out in accordance with the information on the approved plans and the application form. Unless otherwise agreed in writing by the Local Planning Authority, the hay barn shall be finished in a dark green colour.
6. The stables hereby approved shall be for personal use only and shall at no time be used for commercial purposes.
7. The development hereby permitted shall not be brought into use until the existing access to the site within the limits of the public highway has been reconstructed and completed.
8. The development hereby permitted shall not be brought into use until the access drive, parking and turning areas have been provided in accordance with the approved plans.
9. Any gates shall be located a minimum of 6.0m rear of the carriageway boundary and shall open away from the highway.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions hereinbefore specified are:-

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
5. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.

6. In the interest of highway safety and residential amenity.
7. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
8. In the interests of public and highway safety and convenience and to ensure that adequate parking facilities are available to serve the development and to conform to the requirements of policy EV12 of the adopted Core Strategy.
9. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.

Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.

The existing access to the site shall be reconstructed in accordance with the submitted layout plan. Please note that prior to the access being reconstructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application Form for a dropped crossing. Please complete and send to the address indicated on the application Form which is Staffordshire County Council, Network Management Unit, Staffordshire Place 1, Tipping Street, Stafford. ST16 2DH. (or email to nmu@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The application documents don't recognise the existence of Public BOAT (Byway Open to All Traffic) No 0.1044 Penkridge Parish which runs within the proposed development site. It runs just within/adjacent to the areas marked '6.0m corner radii' and over and across the Mill Stream. The BOAT does initially appear to be obstructed by hedging at it's southern end

The attention of the developer should be drawn to the existence of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. If the path does need diverting as part of these proposals the developer would need to apply to your council under section 257 of the Town and Country Planning Act 1990 to divert the footpath to allow the development to commence. The applicants should be reminded that the granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion. For further information the applicant should be advised to read section 7 of DEFRA's Rights of Way Circular (1/09).

It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the

proposed development. We would ask that trees or hedges are not planted alongside the footpath unless the developer and any subsequent landowners are informed that the maintenance of the trees/hedges is their responsibility.

The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.

Signed

Dated: 19 July 2021

A handwritten signature in black ink, appearing to read 'S. Smith', with a small flourish at the end.

Development Management Team Manager

Ms Joleen Smith
C/O Mr Philip Brown
74 Park Road
Rugby
Warwickshire
CV21 2QX

NOTES

APPEALS

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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission 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.

If this is a decision to refuse planning permission for a minor commercial 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.

Otherwise, 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.

However, if you are not sure which of these time limits applies to your decision please contact the Planning Inspectorate

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, she/he may serve on the Borough Council or District Council or County Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

COMPLIANCE WITH CONDITIONS

In accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, there is now a fee payable for the request for written confirmation of compliance with a condition or conditions attached to the grant of planning permission:

£34 for each request that relates to a permission for householder development.

£116 for all other requests relating to a permission for development

APPENDIX 6

Approved Site Plan 21/00235/FUL

SITE LAYOUT PLAN




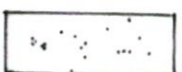
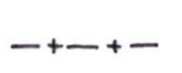

SCALE 1:500

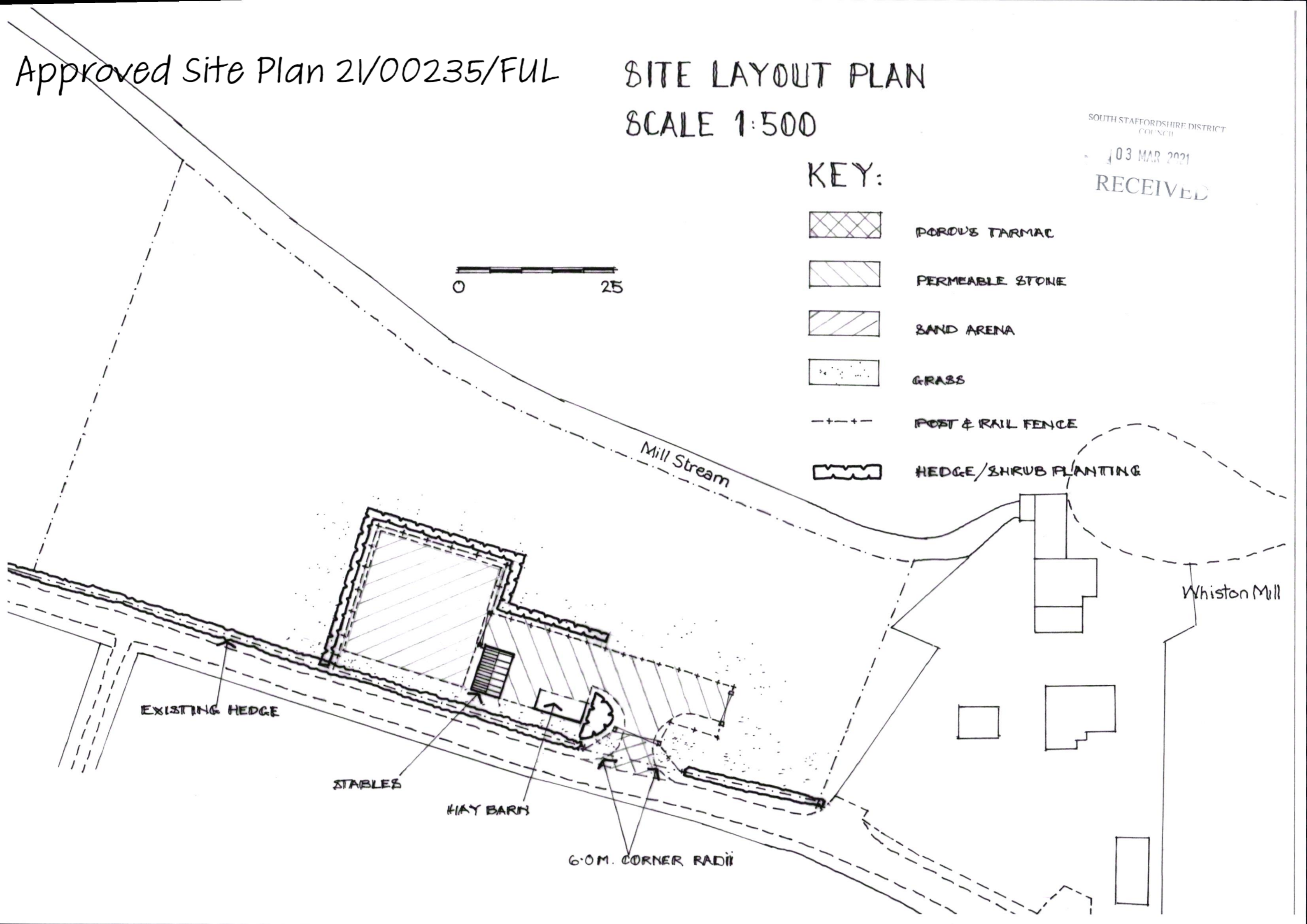
SOUTH STAFFORDSHIRE DISTRICT COUNCIL

03 MAR 2021

RECEIVED

KEY:

-  POROUS TARMAC
-  PERMEABLE STONE
-  SAND ARENA
-  GRASS
-  POST & RAIL FENCE
-  HEDGE/SHRUB PLANTING



EXISTING HEDGE

STABLES

HAY BARN

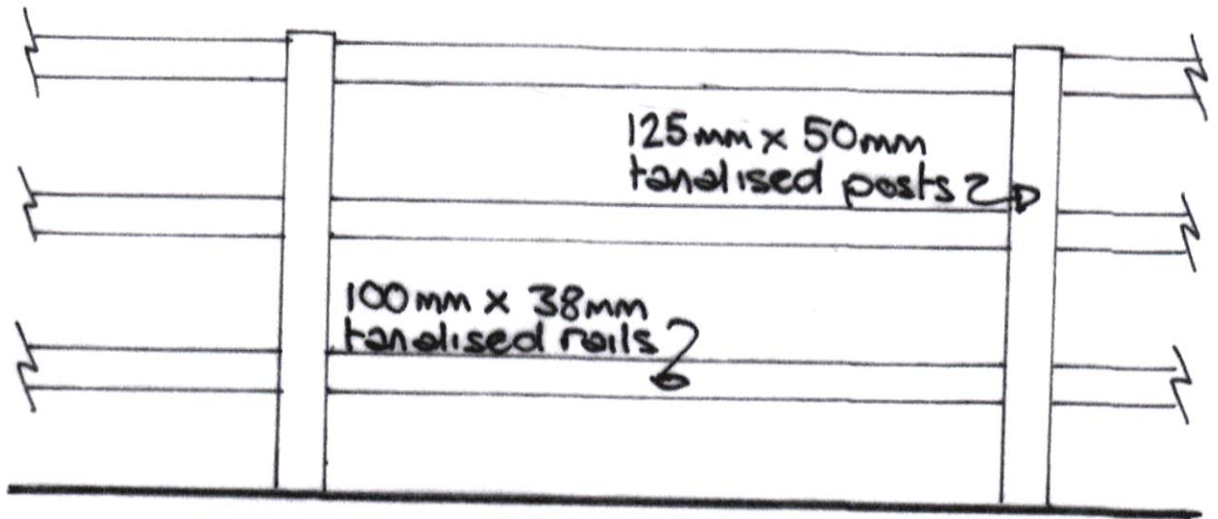
6.0M. CORNER RADIUS

Mill Stream

Whiston Mill

APPENDIX 7

21/00235/FUL Menege Cross Section



Post & rail fence 1:20

SOUTH STAFFORDSHIRE DISTRICT
COUNCIL

103 MAR 2021

RECEIVED



Cross-section of menege 1:20

APPENDIX 8

21/00235/AMEND Approved Site Plan

80.2m

Mill Stream

FB

Whiston Mill

85.6m+

SAND ARENA

POST AND RAIL FENCE

PERMEABLE STONE

EXISTING HEDGE

STABLES

HAY BARN

6M CORNER RADII

+ 82.9m

PROJECT: NMA Application
Land west of Whiston Mill
Whiston, ST19 5QQ

STATUS: **PLANNING**

CLIENT: Mr. Lee

SCALE @ A3: 1:500
DRAWN BY: AW
CHKD BY:
DATE: 16.12.21

DRAWING: Proposed Site Plan

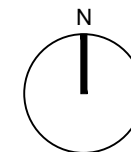
DRAWING No: SA43149 -BRY-ST - PL- A - 01
REVISION: - -

BERRYS

RIBA
Chartered Practice

BEECH HOUSE
SHREWSBURY BUSINESS PARK
SHREWSBURY
SHROPSHIRE
SY2 6FG
TEL: 01743 271697
shrewsbury@berrys.uk.com
www.berrys.uk.com

ORIGINATING OFFICE:



SCALE BAR & NORTH POINT:

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ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY RELATED WORKS.

THIS DOCUMENT IS COPYRIGHT OF THE ORIGINATOR. IT MUST NOT BE ALTERED, REPRODUCED OR DISTRIBUTED WITHOUT PRIOR CONSENT.

THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL SUPPORTING DOCUMENTS PRODUCED BY THE ORIGINATOR AND OTHER PROJECT DISCIPLINES.

OS MAPPING OBTAINED FROM PROMAP LICENCE No. 100022432
REPRODUCED BY BERRYS UNDER OS LICENCE No. 100003668

DISCLAIMER NOTES:

REV	DESCRIPTION	DATE	BY	CHKD
-	-	00.00.00	-	-

APPENDIX 9

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
390012/314233

Created
16 Oct 2024 12:11

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2024 OS AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>

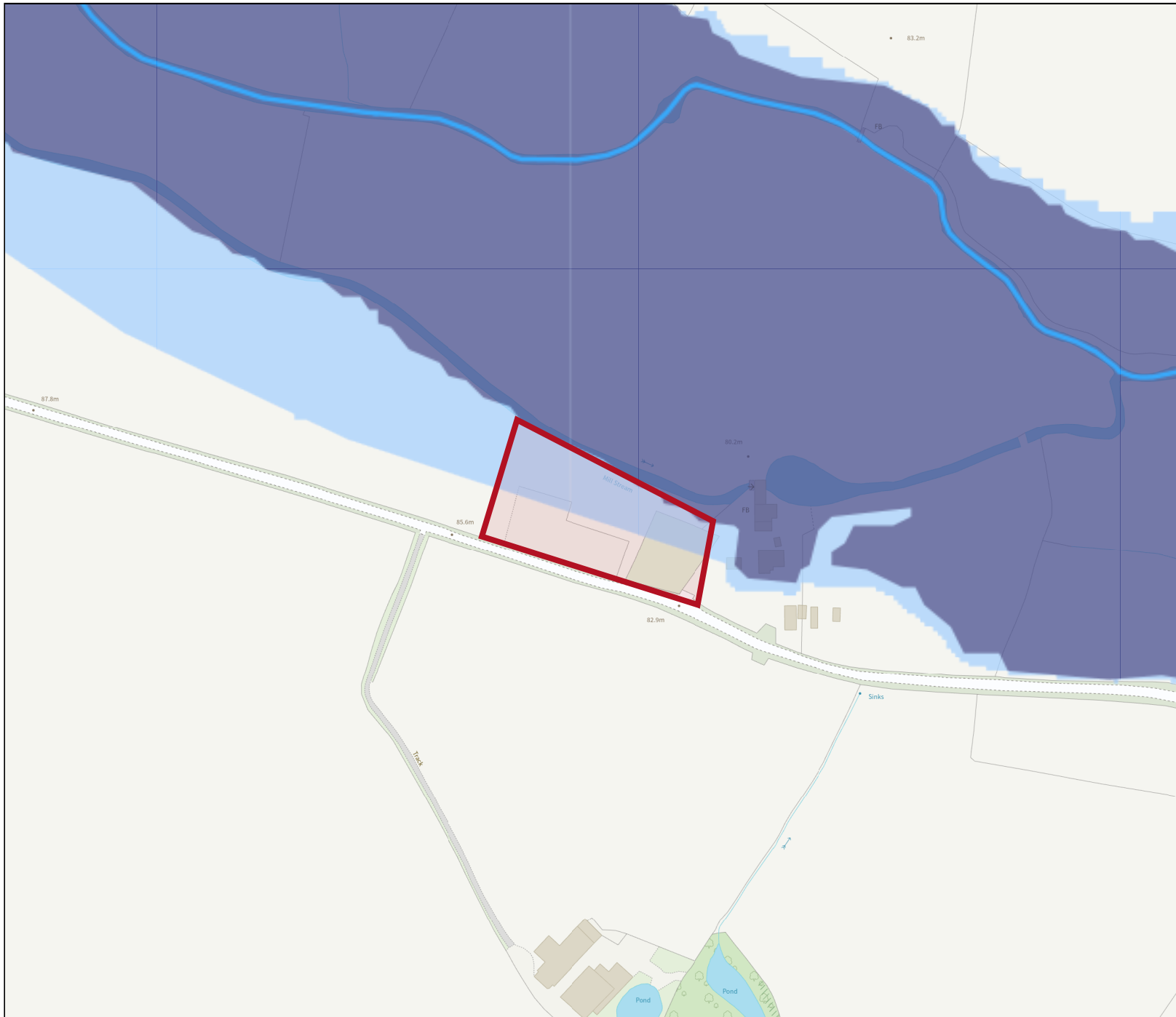
Flood map for planning






Your reference
<Unspecified>

Location (easting/northing)
390012/314233

Scale
1:2500

Created
16 Oct 2024 12:11



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

