

South Staffordshire Council

**WRITTEN STATEMENT
OF
SOUTH STAFFORDSHIRE DISTRICT COUNCIL**

INSPECTORATE REFERENCE:

APP/C3430/C/24/3350826 (Main Appeal); and

APP/C3430/C/24/3350827 & 3350828

SECTION 174 TOWN & COUNTRY PLANNING ACT 1990

APPEAL BY:

Ms. Jules Tustin

Mr. Warren Davies

SITE AT:

15 Sytch Lane

Wombourne

Wolverhampton

WV5 0NF

Local Authority reference: 23/00247/UNCOU

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1. INTRODUCTION

This statement is prepared in respect of an appeal brought against the decision by South Staffordshire District Council in the following matters:

Section 174 Town and Country Planning Act 1990 in the service an Enforcement Notice in respect of 15 Sytch Lane, Wombourne, Wolverhampton WV5 0NF.

Appeal Reference: C3430/C/24/3350826 (Main Appeal); and
C3430/C/24/3350827 & 3350828

2. SECTION 174 APPEAL AGAINST ENFORCEMENT NOTICE

The alleged breaches of planning control are:

- 2.1 Without planning permission, the material change of use of the Land from a dwelling house to a mixed use as a dwelling house and food preparation associated with food delivery business which includes the production, distribution and storage of cobs in the garage to the rear of the property.

3. SITE DESCRIPTION AND REASONS FOR ISSUING THE NOTICE

- 3.1 The site comprises of a large detached dwelling on the northern side of Sytch Lane in an established residential area within the Wombourne development boundary. There is a sizable outbuilding/garage to the rear of the property. During a site visit it became apparent that a first floor finished area exists within the outbuilding.

- 3.2 The reasons for issuing the Notice were:

- 3.2.1 It appears to the Council that the unauthorised change of use has occurred within the last 10 years and is not time immune from enforcement action.

- 3.2.2 The unauthorised material change of use has occurred by the use of a building to the rear of the Land now comprising of a business/commercial use. The current use of the ground floor of the outbuilding is to produce approximately 1,000 cobs three times a week. This operation involves deliveries of bread to the property three times a week, sandwich fillings deliveries twice a week and a van leaving the property three times a week to deliver the cobs. Nine members of staff work for the business at the property, five of which are family members of the household and four staff that walk to the property. Given the nature and operation of the unauthorised use as a matter of fact and degree it is not considered that the unauthorised use is incidental to the use of the dwelling house situated on the Land

- 3.2.3 The unauthorised material change of use of the Land is having a negative impact on the amenity of local neighbours who have reported increased noise and disturbance from the deliveries made to the property and is contrary to Policies EQ9 and EV12 of South

4. RELEVANT PLANNING POLICY

4.1 Adopted Core Strategy 2012 - Please see appendix 9

Development Policies:

EQ9 – Protecting Residential Amenity

EQ12 – Parking Provision

4.2 Other Relevant Policy, Guidance & Evidence Based Considerations

National Planning Policy Framework Paragraph 128 subsection (d) (December 2023) – now Paragraph 129 subsection (d) (December 2024).

5. PLANNING HISTORY

2012 - Planning application 12/00939/FUL for “First floor and single storey rear extensions” – approved.

2000 – Planning application 00/00614/FUL for “Detached garage, hall, lounge, kitchen, conservatory and bedroom extensions and new vehicular access” – approved.

6. SUMMARY OF EVENTS

- 6.1 On 19th October 2023, the Council received a complaint reporting that a bakery business was being run from the residential address which involved large lorries making deliveries to the property early in the morning and commercial waste was being produced.
- 6.2 On 24th October 2023 photos were received from the complainant showing deliveries of bread being made to the property.
- 6.3 On 28th November 2023 letter sent to the property address requesting contact by 8th December 2023 to discuss the case further.
- 6.4 On 1st December 2023 the tenant of the property Mr Warren Davies (part owner of the business) called to advise that there are five family members working for the business and four part time staff. The business runs on a Tuesday, Thursday and Saturday from 8.30am – 1.30pm. A box van delivering the bread arrives between 8am -8.30am on a Tuesday, Thursday and Saturday and is parked on the drive to offload for approximately fifteen minutes.
- 6.5 Further information regarding the business set up and quantities of cobs produced was obtained from a Food Safety and Licensing Officer following an inspection of the property in 2022. This inspection found that there were approximately 1,000 cobs produced on each working day, all of which are prepared in the outbuilding in the rear garden of the property.

¹ Please note – Paragraph 3.3 directly references the Enforcement Notice as served on the Land on 31 July 2024, which utilised NPPF December 2023 paragraph references. As the Statement of Case is being submitted after the publication of the NPPF December 2024, paragraph 128 of the NPPF (2023) is now paragraph 129 of the NPPF (Dec 2024).

Further information regarding the level of business activity is detailed below following an email from Ms Tustin (part owner of the business) on 5th April 2024.

- 6.6 On 3rd January 2024 email sent to the appellant requesting an application to be submitted by 5th February 2024 for a change of use of the property from residential to a mixed use of business/commercial due to the volume of cobs produced and the number of staff employed at the business. **Please see appendix 2.**
- 6.7 On 2nd February 2024, there was a telephone conversation with Mr Warren Davies who advised he had passed the details onto his planning agent and requested an extension of time for submission of the application to 23rd February 2024, which was agreed.
- 6.8 On 27th February 2024 an email was sent to the appellant's agent to chase up submission of the application.
- 6.9 On 29th February 2024 the agent advised that the job was booked in but not complete yet; included in this email was a note from the current owner of the property to state that it had a commercial permission to create a livelihood as passed down in the deeds of the property, so therefore he did not believe his clients needed planning permission for a change of use and could instead provide a declaration of truth. **Please see appendix 10.**
- 6.10 On 6th March 2024 an email was sent to the agent to advise that permission detailed within the deeds of the property is a separate matter and does not carry any planning merit. Further extension of time given for submission of an application.
- 6.11 On 26th March 2024 email sent to agent to chase up submission of application
- 6.12 On 4th April 2024 the appellant was called to request an update as no further contact was received from the agent, appellant advised he was due to meet the agent w/c 8th April 2024 to discuss details for submission.
- 6.13 On 4th April 2024, second appellant called to advise they did not believe they needed to apply for planning permission and will instead look to submit a certificate of lawfulness. Email received advising that they believe they are operating a legal development as the commercial use detailed in the deeds of the property would mean that planning permission for a change of use is not required.
- 6.14 On 5th April 2024, email sent to explain that planning permission will be required, and the final submission date was set for Friday 12th April 2024, failure to submit by this date would lead to Enforcement action being taken. **Please see appendices 3 and 6.**
- 6.15 On 5th April 2024, email received from appellant to explain that there are nine members of staff that work for the business in total, five of which are family and four other members of staff. The cobs are made on the premises three times a week which are a Tuesday, Thursday and Saturday between the hours of 9am – 1pm. Delivery of cobs are they subsequently made to a local business three times a week in a van leaving the property between 7am – 8am, three times a week on a Tuesday, Thursday and Saturday. A delivery of salad, ham and cheese are made to the property twice a week on a Tuesday and Thursday.
- 6.16 On 10th April 2024 a site visit was carried out and photos taken; appellant advised they would not submit an application by the deadline date and would appeal the Enforcement Notice that would subsequently be issued. **Please see appendix 7 and 8².**

² Please note site visit photos were taken without a date stamp. Appendix 7 is the email sending the original files dated 11.04.24, photos were sent from officer's personal phone day after site visit. File formatting does not visually show the photos on full within appendix 7. Photos are provided as appendix 8.

6.17 On 18th April 2024, confirmation email sent to appellant to explain that as they had advised they would not submit a change of use application the Council will proceed with drafting of the Enforcement Notice.

6.18 On 31st July 2024, an Enforcement Notice was served on the Land.

7. GROUNDS OF APPEAL

- i. **Ground (c) That there has not been a breach of planning control.**
- ii. **Ground (d) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.**
- iii. **Ground (e) The notice was not properly served on everyone with an interest on the land.**

8. LA RESPONSE TO GROUNDS OF APPEAL UNDER GROUND C, D and E

8.1 LA RESPONSE TO GROUNDS OF APPEAL UNDER GROUND C

8.1.1 Although not identified when issuing the notice, the kitchen area used to facilitate the change of use is located within the garage that was granted planning permission on 16th August 2000, planning permission reference 00/00614/FUL. Condition 3 of this permission stated as below and is also included as **appendices 4 & 5**:

3. The garage shall be used only for purposes incidental to, and in connection with, the use of the site as a dwelling.

As condition 3 clearly states the garage can only be used for purposes incidental to and in connection with the site as a dwelling, the business use therefore would be a breach of this condition.

8.1.2 Although there is not a statutory definition of a material change of use, it is seen that the significance of the change whereby the volume of cobs produced in the outbuilding and the employment of four staff member as well as five family members indicates the scale of the business operating from a residential property. The associated deliveries of ingredients taking place throughout the week and the subsequent van leaving the property to deliver the cobs to various outlets results in increased traffic movements that are materially different than standard residential use.

8.1.3 The alleged commercial permission contained within the deeds of the property as described by the appellant does not carry any planning merit and would not regularise the unauthorised material change of use of the land to a business/commercial use.

8.1.4 Photos show that although the area for cob preparation is referred to as the appellants' son's dining room and kitchen, the kitchen visually resembles a commercial kitchen including stainless steel counters and associated paraphernalia for business use; the area does not resemble a dining area and kitchen for use in a residential property.

8.1.5 The garage in which the cobs are produced is physically separated from the residential dwelling house, as shown in **appendix 5**. The use of the garage/outbuilding for the production of cobs is not incidental to the dwelling house. The operation of the business

is contained wholly within the garage/outbuilding, there is no necessity for the employees to access or utilise the dwelling house.

8.1.6 An appeal under Ground C asserts that the alleged breach of planning control does not require planning permission. Based upon condition 3 of planning permission reference 00/00614/FUL as well as material differences between the use of a domestic garage and a commercial kitchen, the LA finds that planning permission is required and a clear breach of planning control has in fact occurred.

8.2 LA RESPONSE TO GROUNDS OF APPEAL UNDER GROUND D

8.2.1 The appellants are tenants and as the email dated 05/04/24 confirms they have lived at the property “a few years”, **please see appendix 6**. The appellant has not provided any evidence that the cob business use within the garage/outbuilding has been in occurrence for more than 10 years.

8.2.2 As previously noted the fact that the property and land was previously registered as a farm according to the deeds of the property, **please see appendix 9**, this does not carry any planning merit so does not form a sufficient argument for the use of a Ground D appeal. The LA finds that the use of a property as a farm is materially different from a cob production business.

8.2.3 The LA is uncertain what six-month timeframe within legislation the appellant is referencing. It was clear that an unauthorised change of use had occurred at the property, numerous attempts and negotiations were made by the LA for a planning application to be submitted by the appellants. Once a final deadline was issued the Council were then informed by the appellant that they did not intend to apply for planning permission and would appeal the subsequent Enforcement Notice. No conclusive evidence has been provided by the appellant that the unauthorised use referred to in the Enforcement Notice has been carried out for a continuous period of 10 years and therefore the appeal under Ground D should fail.

8.3 LA RESPONSE TO GROUNDS OF APPEAL UNDER GROUND E

8.3.1 The Enforcement Notice was served on all parties recorded on the official register of title; including the property owner, any parties listed under the charges register and the tenants of the property, which whom correspondence had been made; **please see appendix 1**.

8.3.2 The appellant alleged the Enforcement Notice was not sent to the landlord (David Ian Cartwright), the owner of the property. According to Land Registry deeds for the property, Yvonne Carron Cartwright is listed as the spouse or civil partner of David Ian Cartwright. It should be noted that on 4th September 2024, the enforcement officer spoke with Yvonne Cartwright on the phone. This conversation occurred after the issuance of the notice; Ms Cartwright had read the documents served upon her.

8.3.3 The LA finds that the Enforcement Notice has been served on the owner and occupiers of the land and on any other person having an interest in the land, being an interest which, in the opinion of the authority is materially affected by the notice. This is in accordance with S172 of The Town and Country Planning Act and the LA respectfully requests that the Inspector dismiss the appeal under Ground E.

9. CONCLUSION

- 9.1 The business that is currently run from the property is located within the garage to the rear of the site. Following the approval of planning application 00/00614/FUL, the garage should only be used for purposes incidental to, and in connection with the use of the dwelling. The scale of the business and the fact that additional staff are employed by the owner to fulfil orders shows that the current activity on the site constitutes a material change of use requiring planning permission.
- 9.2 It appears to the Council that the above breach of planning control has occurred within the last 10 years and so is not time immune from enforcement action. The Enforcement Notice was issued within the 10-year timeframe.
- 9.2 The LA's decision to take formal enforcement action accords with prevailing relevant national and local planning policy and guidance. It is therefore respectfully requested that the appeal is dismissed.

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 SF429955

Edition date 24.11.2021

- This official copy shows the entries on the register of title on 10 APR 2024 at 12:22:11.
- 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 10 Apr 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 (25.08.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Sytch Lane, Wombourne (WV5 0NF).
- 2 (25.08.2000) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 5 October 1931 referred to in the Charges Register.
- 3 (25.08.2000) The Conveyance dated 5 October 1931 referred to in the Charges Register contains a provision as to light or air.
- 4 (25.08.2000) The Conveyance dated 7 August 2000 referred to in the Charges Register contains a provision as to light or air.

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 (29.04.2008) PROPRIETOR: DAVID IAN CARTWRIGHT of 15 Sytch Lane, Wombourne, Staffordshire WV5 0NF.
- 2 (25.08.2000) The value stated as at 25 August 2000 was £134,000.
- 3 (29.04.2008) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (29.04.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 April 2008 in favour of Godiva Mortgages Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (25.08.2000) A Conveyance of the land in this title and other land dated 5 October 1931 made between (1) The Right Honourable William Humble Earl of Dudley (2) Sir Thomas Herbert Cochrane Troubridge and John Tryon and (3) Arthur Wallace Cartwright contains restrictive covenants.

NOTE: Original filed.
- 2 (25.08.2000) An Assent of the land in this title dated 7 August 2000 made between (1) John Wallace Cartwright and Donald Alfred Crofts and (2) David Ian Cartwright and Wendy Carole Cartwright contains restrictive covenants.

NOTE: Original filed.
- 3 (29.04.2008) REGISTERED CHARGE dated 25 April 2008.
- 4 (29.04.2008) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.
- 5 (24.11.2021) Notice of home rights under the Family Law Act 1996 in favour of Yvonne Carron Cartwright of 4 Cromwell Street, Dudley, West Midlands, DY2 7HA the spouse or civil partner of David Ian Cartwright.

End of register

Jenny Thompson

From: Jenny Thompson
Sent: 03 January 2024 14:55
To: [REDACTED]
Subject: 15 Sytch Lane - 23/00247/UNCOU

Dear Mr Davies,

Thank you for the information you provided over the phone to Catherine Gutteridge in my absence. I have since discussed this case with our Food Safety & Licensing Officer who carried out an inspection in 2022. Due to the separate building that you use in the garden to prepare the cobs and the volume of cobs produced per day, a change of use application would be required to continue to work from your home address.

In order to regularise the development, a retrospective planning application should be submitted for consideration by **5th February 2024**.

The planning application forms are available to download at www.sstaffs.gov.uk/planning. The relevant planning application form should be completed and submitted along with the relevant supporting documents by the deadline outlined above. The appropriate fee is payable by cheque, cash or alternatively you can by card via telephone or in person at the Council Offices. The latest schedule of fees is available at www.sstaffs.gov.uk/planning/planning-fees.

It will take approximately 6-8 weeks for a formal decision to be reached; once a formal decision has been reached, you will be informed by the Planning Officer dealing with the application.

Alternatively, the unauthorised change of use can cease from the site which would remedy the breach of planning control. If you decide to cease the unauthorised use, contact should be made with the Enforcement Officer dealing with the case to negotiate a timeframe in which this work should be carried out it.

If the Council are not in receipt of a planning application by **5th February 2024** for the above unauthorised change of use or if contact has not been made to negotiate a timeframe for the use to cease, the Council will consider taking formal enforcement action.

If you require any further information, please let me know.

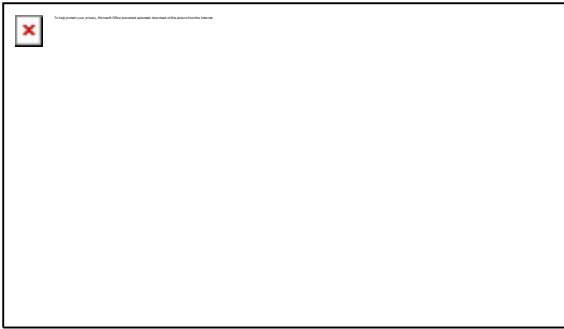
Kind regards,

Jenny

Jenny Thompson

Planning Enforcement Assistant
Planning Enforcement
South Staffordshire Council

Tel: 01902 696000
www.sstaffs.gov.uk



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Jenny Thompson

From: Jenny Thompson
Sent: 05 April 2024 14:36
To: Jules Tustin
Cc: Carl Higgs; Warren Davies
Subject: RE: [Virus Error] Re:15 Sytch Lane WV5 0NF

Good afternoon,

I appreciate the point made below regarding the sale of vegetables from the property, although the current operation is materially different as the bread is delivered to the house, cobs prepared and then distributed so direct sales are not made from the house itself. The volume of cobs produced on the premises, daily deliveries/distribution, and the fact that staff are attending the property to produce the cobs also supports the fact that the current operation is materially different from the previous uses of the property. There are changes of use that do benefit from Permitted development rights so therefore do not require planning permission, but a change of use from residential to a mixed use of commercial/business use does not fall under permitted development rights.

There is the option to apply for a Certificate of Lawful Use although evidence would need to be provided which could show that the same use has been in existence for 10 years or more, as you previously advised you have lived at the property for less than 10 years so would not be able to provide the necessary evidence for this.

As a number of weeks have now elapsed from the timeframe given for a change of use application to be submitted (initial deadline given was 05/02/24, and extension was then agreed to 23/02/24 and then a further extension until 13/03/24), if we do not receive an application by Friday 12th April 2024, we will start to prepare the enforcement notice which will involve a visit to the property on 10th/11th April.

Please advise if you require any further information.

Kind regards,

Jenny Thompson

Planning Enforcement Assistant
Planning Enforcement
South Staffordshire Council

Tel: 01902 696000

www.sstaffs.gov.uk

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-----Original Message-----

From: Jules Tustin [REDACTED]
Sent: Thursday, April 4, 2024 3:59 PM
To: Jenny Thompson <J.Thompson@sstaffs.gov.uk>
Cc: Carl Higgs [REDACTED]; Warren Davies [REDACTED]
Subject: [Virus Error] Re:15 Sytch Lane WV5 0NF

[You don't often get email from julestustin@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION-THIS EMAIL WAS SENT FROM OUTSIDE THE COUNCIL. DONT OPEN LINKS OR ATTACHMENTS UNLESS YOU'RE SURE YOU CAN TRUST THIS SENDER!

Good Afternoon,

Further to our conversation today, I confirm the following was discussed:-

It is my understanding that the property, named above, has permitted rights as a business to sell/retail food. Therefore does not require Planning Permission for Change of Use.

This goes back to the sale of the property from the Earl of Dudley to the Cartwright family, going back over 10yrs ago plus.

The land & building was a farm, trading which sold market gardening & sales of vegetables.

Records of this can be referenced via The Monument & Room, Himley Hall De/4/3/9.
Other systems to cross reference the related documents Bundle Box eg 4/3 mid 19th Century.

Therefore I believe with these rights we are operating a legal development.

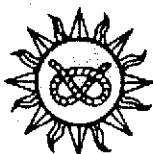
However, I understand that it would be wise from a business perspective to seek a Lawful Development Certificate from the council.

It might also be prudent to seek clarity for this from :- Department for Environment, food & rural affairs for your records.

As agreed, you will seek advice from your colleagues and get back to me directly, and that no further action will be taken in the interim period whilst this matter is being discussed.

I wish to reiterate that it is in everyone's Interest to work together to resolve this matter and look forward to your response in due course, so that we may all move forward.

Kind Regards
Julie Tustin
The Cob Company
[REDACTED]



SOUTH STAFFORDSHIRE COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

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 No: 00/00614/FUL

Location of Development:

15 Sytch Lane Wombourne Nr Wolverhampton South Staffordshire WV5 0NF

Description of Development:

Detached garage, hall, lounge, kitchen, conservatory and bedroom extensions and new vehicular access

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 shall be carried out in accordance with the amended plans received on 24 July 2000.
2. The materials to be used on the walls and roof of the extension shall match those of the existing building.
3. The garage shall be used only for purposes incidental to, and in connection with, the use of the site as a dwelling.

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

1. To safeguard the visual amenity of the area and the existing building in particular.
2. To safeguard the visual amenity of the area and the existing building in particular.
3. In order to define the permission and to avoid doubt.

Signed

Dated: 16 August 2000

W G Meredith
Head of Development and Building Control

PLEASE REFER TO NOTES ENCLOSED

0000614FUL

To:
Mr D Cartwright
c/o Mr K J Bradley
Woodhouse Croft
Woodhouse Lane
Albrighton
Nr Wolverhampton
WV3 7JW

TIME LIMIT CONDITION

The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

NOTES

1) APPEALS

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 78(l) of the Town and Country Planning Act 1990 within six months of the date of the decision. The Secretary of State has power to allow a longer period for giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.

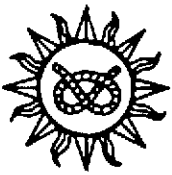
Appeal forms are obtained from The Planning Inspectorate, Department of the Environment, Transport and Regions, Tollgate House, Houlton Street, Bristol, BS2 9DJ

2) 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 the Environment, Transport and Regions, 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, 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.

3) 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.



SOUTH STAFFORDSHIRE COUNCIL

SOUTH STAFFORDSHIRE
DISTRICT COUNCIL
DEVELOPMENT AND
BUILDING CONTROL

- 1 JUN 2000

PASSED TO:	FUNCTION:
	A R NR

Council Offices
Codsall
South Staffordshire WV8 1PX

Tel: (01902) 696000 Fax: (01902) 696403

Householder Planning Application Application No: 00/00614

Please use this form if you intend to extend your house or to erect any other buildings or structures for domestic purposes within the boundary of your property.

Please read the notes on the reverse of this form before you complete it.

FOUR copies of this form and FOUR copies of the plans are required.

1. APPLICANT (In block capitals)	AGENT , if any (In block capitals)
Name <u>MR D. CARTWRIGHT</u>	Name <u>K.J. BRADLEY</u>
[Redacted]	Address <u>WOODHOUSE CROFT</u>
	<u>WOODHOUSE LANE, ALBRIGHTON</u>
	Tel No. <u>373248</u>

2. Address or location of proposed work.
15, SYTCH LANE, WOMBOURNE.

3. Description of proposed work and the purpose for which the building or extension will be used.
EXTENSIONS
DETACHED GARAGE & NEW VEHICULAR ACCESS

4. Type and colour of materials to be used for external walls and roof.
TO MATCH EXISTING.

5. Do you propose to:

(i) Demolish any buildings or structures?	Delete whichever does not apply.	
(ii) Fell any trees or shrubs?	YES / NO	
(iii) Construct a new access to a highway?	Vehicular YES / NO	Pedestrian <input checked="" type="checkbox"/> YES / NO
(iv) Alter an existing access to a highway?	Vehicular YES / NO	Pedestrian <input checked="" type="checkbox"/> YES / NO

6. Have there been any previous extensions to the dwelling since it was built? YES / NO If "yes" please give brief details
AS PER YOUR PLAN.

7. Certificate under Section 66
Please indicate the type of certificate submitted (see notes over and copy of certificate A)
N.B. Your application must be accompanied by the appropriate certificate.

Tick appropriate box

A B C D

8. Formal Application

I / WE hereby apply for planning permission to carry out the development described in this application and accompanying plans.

Signed PA Bradley Date 26-5-2000

9. Fee
I / WE enclose a fee of £ 95 Signed [Redacted]

N.B. Your application must be accompanied by the appropriate fee.

NOTES FOR APPLICANTS

FORMS:

1. *This form should only be used for applications for planning permission for the extension of dwellings, building porches, garages and carports and the erection of other structures such as fences, within the curtilage of the dwelling.*
For any other applications you should use the Council's Planning Application Form 1.
2. *If you have any difficulty in completing this application form or are in doubt about whether or not you require planning permission please contact the Planning Department at the Council Offices. It may also be helpful to discuss your proposals with the Planning Officer for your area before you submit your application.*
3. *This application is for Planning Permission only. A separate application must be submitted for approval of the works under the Building Regulations. Any applications for an Improvement Grant should be submitted separately to the Environmental Health Department.*
4. *If the property is owned by a Housing Association, permission is also required from the relevant Association Officer. If the property is an EX-COUNCIL HOUSE, either in private ownership or owned by South Staffordshire Housing Association, the approval of the Association is required under the terms of the conveyance. The grant of Planning Permission does not satisfy these requirements and a separate application must be made to the Association.*

PLANS:

Your application must be accompanied by a plan of not less than 1/2500 scale, preferably to an Ordnance Survey base, showing the site to which it refers and its boundary. The application site should be edged or shaded in red and any other adjoining land owned or controlled by you should be edged or shaded blue. In addition any block plan should normally be to a scale of 1/500. Plans of the elevations and floor plans should be to a scale of 1/100 and 1/50. Where relevant your plans should include details of existing levels; proposed finished levels; landscaping details; the position and spread of any existing trees and any trees to be felled plotted from an accurate survey; any adjoining development; gradient of access drive; garaging and/or car parking provision; colour and type of facing materials; means of disposal of foul and surface water; the position of any screen walls or fences.


When existing or new works are shown on the same plan, the new works should be clearly distinguished.

Plans and drawings are open to inspection by the public, and therefore you do not need to disclose any security arrangements.

CERTIFICATES:

Section 66 of the Town and Country Planning Act, requires that every application MUST be accompanied by a certificate of land ownership. If you are the freehold owner or have a tenancy of the land or a leasehold interest with more than seven years to run then Certificate A (below) can be used. Otherwise you should use Certificate B and serve Notice No.1 on the owner. If any part of the land forms part of an agricultural holding, notice must also be served on the tenant. Certificates C and D are used if you are unable to trace the owner. If you are in doubt please contact the Planning Department for advice. Certificates B, C and D can be obtained from the Planning Department.

TOWN AND COUNTRY PLANNING ACT 1990: TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 CERTIFICATE A UNDER SECTION 66 AND ARTICLE 7

1. I certify that on the day 21 days before the date of the accompanying application, except the applicant, was the owner of any part of the land to which the application relates.
- 2.* None of the land to which the application relates is, or is part of, an agricultural holding.
3. Signed  Date 26-5-2000

N.B. "Owner" means a person having a freehold interest in the land or a leasehold interest the unexpired term of which was not less than seven years.

**Delete where inappropriate.*

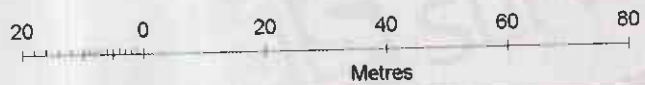
Siteplan

1:1250 Scale

SOUTH STAFFORDSHIRE
DISTRICT COUNCIL
DEVELOPMENT AND
BUILDING CONTROL
- 1 JUN 2000
APPROVED TO: _____ FUNCTION: _____



Produced 09 May 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.



Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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**15 SYTCH LANE
WOMBOURNE
STAFFORDSHIRE
WV5 0NF**

South Staffordshire District Council
APPROVED
This is the plan referred to in
Planning Permission
No **00/00614** Date **16.8.00**

Centre coordinates : 387026mE 292214mN

National Grid sheet reference at centre of this Siteplan: SO8792SW.

Supplied by : Bookland, Stafford
Serial Number : 372

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Merging Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	
Non-Coniferous Trees (Scattered)	
Non-Coniferous Trees (Positioned)	
Coniferous Trees	
Coniferous Trees (Scattered)	
Coniferous Trees (Positioned)	
Orchard	
Coppice/Osiers	
Rough Grass	
Heath	
Scrub	
Sallings/Marsh/ Reeds	
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	
-----------------------------	--

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	

Point Fixture (e.g. Letterbox)	
Water Feature	
Water	
Archway	
Non-Roman Antiquity	

Ornament

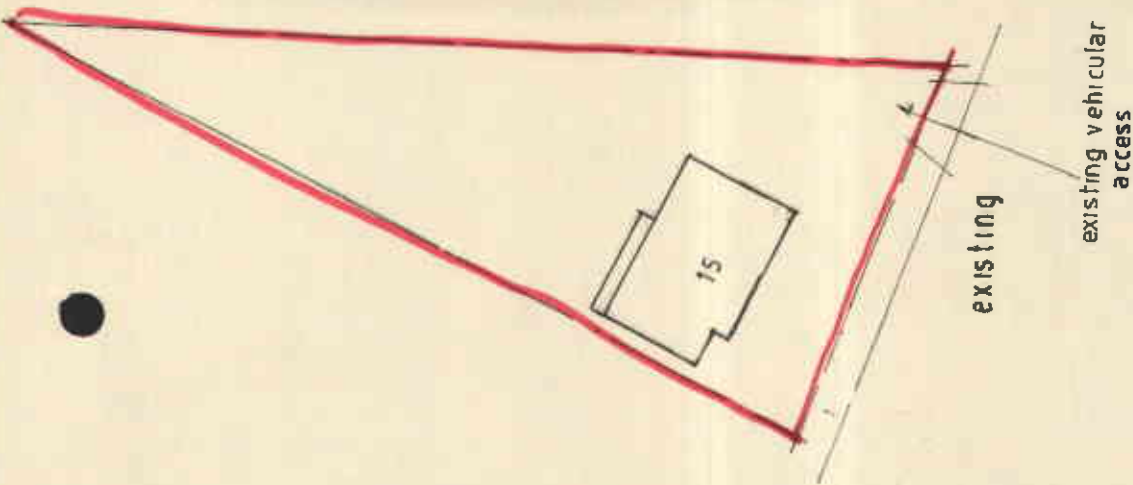
Rock	
Inland Rock (Scattered)	
Shingle	
Mud	
Inland Boulders	
Inland Boulders (Scattered)	
Coastal Boulders	
Sand	
Slope	
Coastal Slope	
Cliff	
Scree	

Common Abbreviations

Boundaries Information	
ED Boundary	Electoral Division
Ward Boundary	Ward
Constituency	Constituency
Euro Const Bdy	(County Borough or European)
Undfnd	Undefined
CB	Centre of Bank
CD	Centre of Ditch
CR	Centre of Road
CS	Centre of Stream
Del	Delaced
FF	Face of Fence
FW	Face of Wall
SR	Side of River
Tk	Top of Bank
TdH	Track of Hedge
RdH	Root of Hedge

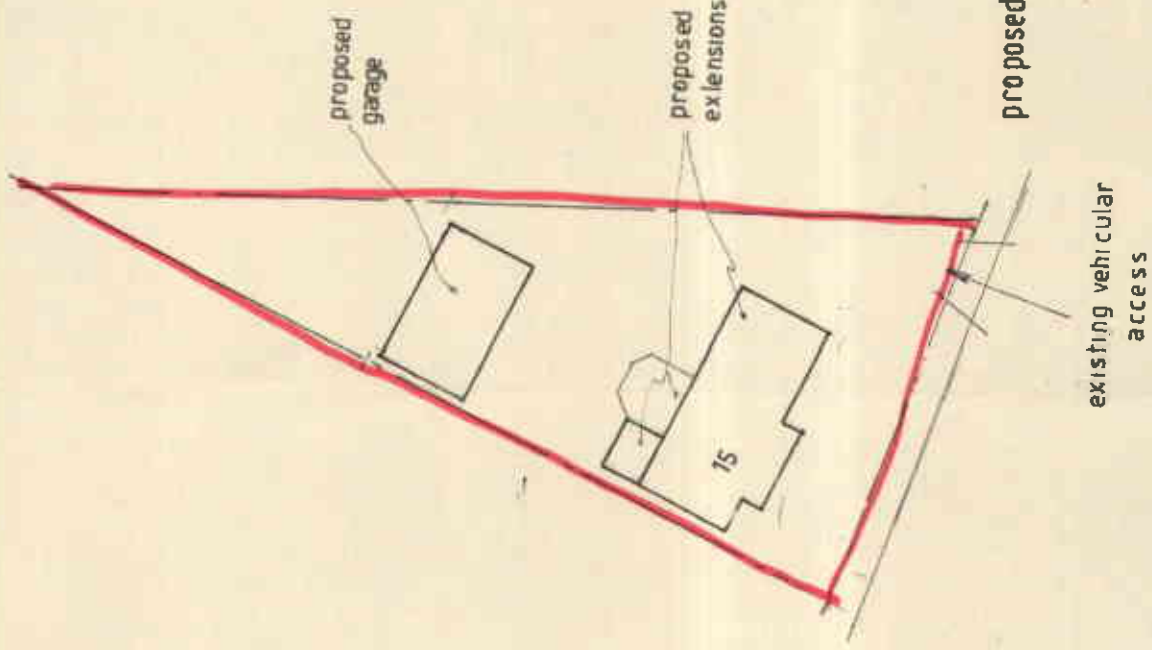
Other Information	
Chy	Chimney
EP	Electricity Pillar or Pole
ETL	Electricity Transmission Line
FB	Foot bridge
FS	Flagstaff
GP	Guide Post
GVC	Gas Valve Compound
LB	Letter Box
Memo	Memorial
MHW	Mean High Water
MLW	Mean Low Water
N.T.L.	Normal Tidal Limit
P	Post or Pole
PC	Public Convenience
PH	Public House
PO	Post Office
PW	Place of Worship
TCB	Telephone Call Box
Tk	Tank or Track
(um)	Unmade
W	Well





block plans
1:500 th

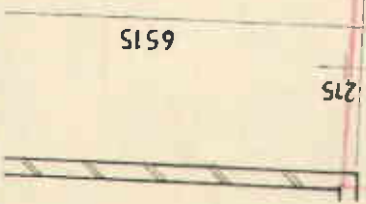
AMENDED



Subject to LA Approvals
 Amendment 17.7.2000
 proposed second vehicular access deleted

PROPOSED EXTENSIONS & DETACHED GARAGE at

15 SYTCH LANE WOMBOURNE STAFFORDSHIRE WVS 0NF



South Staffordshire District Council
AMENDED
 This is a copy of the original
 planning permission
 No. 00/00614 Date 16.8.00

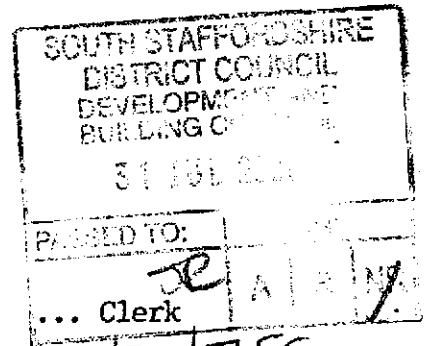
SOUTH STAFFORDSHIRE
 DISTRICT COUNCIL
 DEVELOPMENT AND
 BUILDING CONTROL
 14 JUL 2000
 PASSED TO

WOMBOURNE PARISH COUNCIL

MINUTES of the meeting of the PLANNING AND DEVELOPMENT COMMITTEE held in the Committee Room on Monday, 24th July 2000, commencing at 7.20 p.m.

Present: Councillors R Williams ... Chairman
 Mrs C Timms ... Vice-Chairman
 M W Davies
 L S Hipkiss
 E Mitchell
 P H Timms
 Mrs A Turton
 S G Wainwright
 Mrs J Williams

In attendance: I A Kelly
 Mrs H Moore

11/00 APOLOGIES

Apologies for absence were received from Councillor Mrs Durrance-Hipkiss.

12/00 PLANNING APPLICATIONS

The Committee considered the following planning applications:-

<u>Ref. No.</u>	<u>Detail</u>	<u>Observations</u>
JR 00/00513 (amended)	Dwelling house and garage Land at 66 Station Road, Wombourne	Objection. Unacceptable infilling. Lack of amenity space. Loss of light to neighbours.
JR 00/00610	Outline application for 10 houses and garages 15 Bratch Common Road, Wombourne	Objection. Overdevelopment of site with varying levels. Extra traffic or to Bratch Common Road.
JW 00/00614	Detached garage, hall, lounge, kitchen, conservatory and bedroom extensions and new vehicular access 15 Sytch Lane, Wombourne	No objection
JR 00/00652	Bedroom and bathroom extensions 19 Penleigh Gardens, Wombourne	No objection
JW 00/00713	Garage, kitchen, shower, laundry and conservatory extensions 4 Sandringham Road, Wombourne	No objection
JW 00/00720	Conservatory 15 Bumblehole Meadows, Wombourne	No objection
JW 00/00746	En-suite bedroom extension 82 Planks Lane, Wombourne	No objection
JW 00/00757	Storage silo for plastic granules Pifco Tower site, Heath Mill Road, Wombourne	No objection

13/00 THE COUNTRYSIDE AGENCY - VILLAGE DESIGN STATEMENT VIDEO

The Committee viewed a video on Village Design Statements made by the Countryside Agency. It was agreed that the video should be shown again at a special meeting of the Planning and Development Committee, to which all Members of Council would be invited. The matter could then be considered in more detail.

The meeting terminated at 8.45 p.m.

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 L S Hipkiss
 E Mitchell
 P H Timms
 Mrs A Turton
 S G Wainwright
 Mrs J Williams

In attendance: I A Kelly
 Mrs H Moore

SOUTH STAFFORDSHIRE DISTRICT COUNCIL DEVELOPMENT AND BUILDING CONTROL			
25 JUL 2000			
PASSED TO:		ACTION:	
Clerk	A	R	NR <i>W</i>

11/00 APOLOGIES

Apologies for absence were received from Councillor Mrs Durrance-Hipkiss.

12/00 PLANNING APPLICATIONS

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00/00614/FUL

Mr D Cartwright

WOMBOURNE

15 Sytch Lane, Wombourne. Two storey kitchen, hall, lounge and first floor bedroom extension to the side, conservatory & detached garage to the rear of a detached house.

PC has not yet replied. (Consultation period expires 3rd July 2000)

Recommend **APPROVE** subject to:

1. Amended Plans (24th July 2000)
2. Matching Materials M2
3. Garage Incidental U3

Reasons:

1. Amenity Building R7
2. Amenity Building R7
3. Avoidance of Doubt R14

JW



K.L. BRADLEY



25 July 2000

to Plans Dept

SOUTH STAFFORDSHIRE DISTRICT COUNCIL PLANNING DEPARTMENT BURNLEY	
24 JUL 2000	
PASSED	
PMC	/

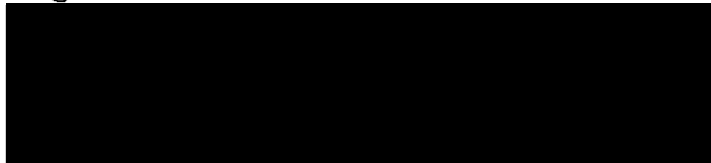
7100576

Dear Sirs

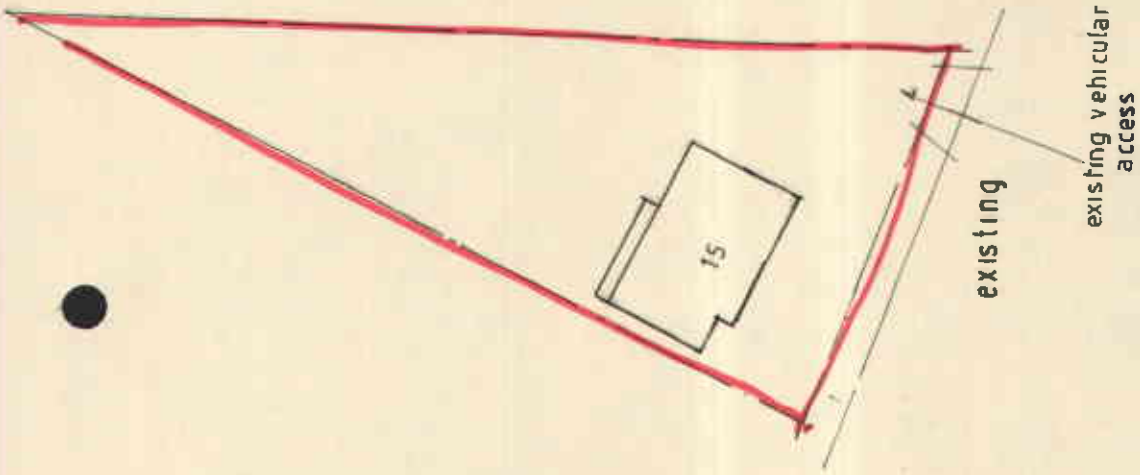
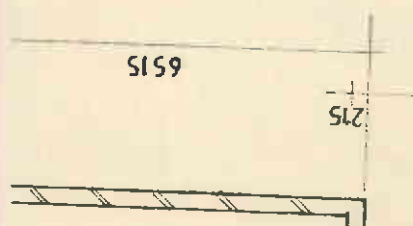
Re: Plans Application
15 Stych Lane Wombourne Staff NV5 0NF
Proposed Extension & Detached Garage

Further to our recent telephone conversation please find enclosed amended plans in respect of vehicular access which we trust will meet with your approval

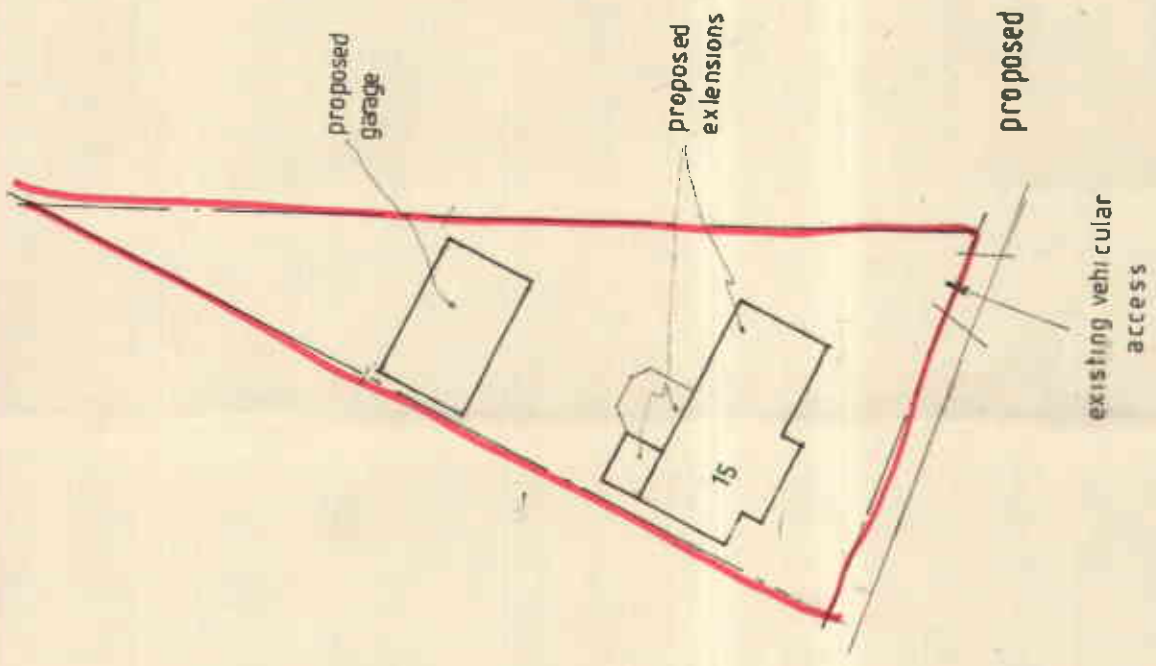
Yours faithfully



Scott Shuff De
 Council Office
 Codsall
 Wolverhampton



block plans
1:500 th



AMENDED

SOUTH STAFFORDSHIRE
DISTRICT COUNCIL
DEVELOPMENT AND
BUILDING CONTROL

24 JUL 2000

PASSED TO:	BY:		
	A	R	NR

Subject to LA Approvals

Amendment 17.7.2000
proposed second vehicular access deleted.

PROPOSED EXTENSIONS & DETACHED GARAGE at

15 SYTCH LANE WOMBOURNE STAFFORDSHIRE WVS 0NF

22

Form X (v)

Staffordshire

County Council

Development Services Department
Highways and Transport Service
Town and Country Planning Act, 1990
General Development Order 1988
Recommendation of Approval

To: Head of Development & Building Control
South Staffordshire Council

Applicant: MR D CARTWRIGHT

Address: 11 SYTCH LANE
WOMBOURNE

Application Number: SS0000614

Date Received: 14-JUN-2000

Reference Number: D4123

Date: 14-JUL-2000

Particulars of Development:

DETACHED GARAGE, HALL, LOUNGE, KITCHEN, CONSERVATORY AND BEDROOM EXTENSIONS AND NEW VEHICULAR ACCESS

Location of Development:


15 SYTCH LANE, WOMBOURNE

FULL

Recommendations: There are no objections on Highway grounds to this proposal.

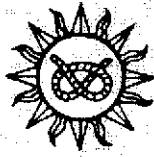
Note to Planning Officer:

This Form X is issued on the assumption that the existing access to the site shall be used to serve the proposed development. I would add however, that no objection would be raised if a new access was to be provided from the bridge.


for Director of Development Services
on behalf of the County Council
as Highway Authority

SOUTH STAFFORDSHIRE DISTRICT COUNCIL DEVELOPMENT AND BUILDING CONTROL			
17 JUL 2000			
PASSED TO:	ACTION:		
	A	R	NR

760/373



SOUTH STAFFORDSHIRE COUNCIL

NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
NOTICE UNDER ARTICLE 8

Contact Officer: Jon Woodhall

Date: 12 June 2000

APPLICATION NUMBER: 00/00614/FUL

PROPOSED: Detached garage, hall, lounge, kitchen, conservatory and bedroom extensions and new vehicular access

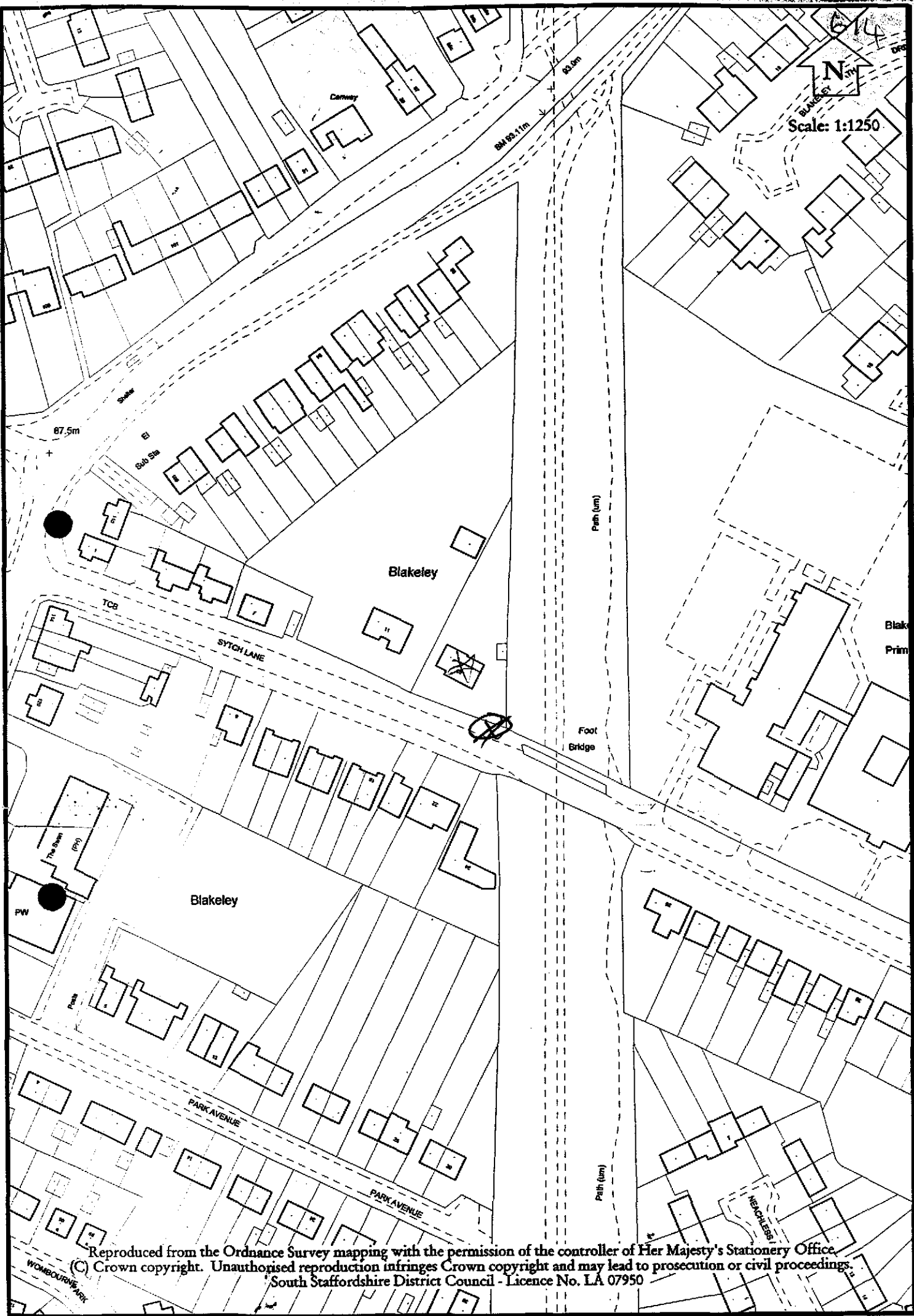
AT: 15 Sytch Lane Wombourne Nr Wolverhampton South Staffordshire WV5 0NF

Notice is hereby given of the submission of the above mentioned planning application.

Members of the public may inspect copies of the application, plans and any other documents submitted with it at the Planning Department, Council Offices, Codsall, South Staffordshire between the hours of 9am, 1pm and 4pm on Mondays to Fridays. Anyone who wishes to make representations about this application should write to the Head of Development and Building Control at the Council Offices before 3 July 2000.

W G Meredith
Head of Development and Building Control

14/6/2000 Fixed to lamp post at front of site



Scale: 1:1250



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WOMBOURNE AVE

WALCLES

App No. 00/00614/FUL Status PCO U.P.R.N. 29520/0015/0
 Address 15 Sytch Lane Wombourne Nr Wolverhampton South Staffordshire WV5
 0NF
 Proposal Detached garage, hall, lounge, kitchen, conservatory and bedroom
 extensions and new vehicular access

Letter for selected Neighbours NEI CON Neighbour consultation letter
 Batch Print of letter done (Y/N) Y Date of Last Batch Print 12.06.
 2000

Street Number	Name	Sytch Lane	Town	Nr	
29520	District		Wolverhampton		
	County	South Staffordshire	Postcode		
House Numbers	Odd/Even	House Name	Flat Numbers	Postcode	Printed
From To	(O/E)		From To		
11					12.06.20 00
18 24	E				12.06.20 00

DC-CONSULTATION
 DC-CONSULTATION
 DC-CONSULTATION
 DC-CONSULTATION

17/7/00
 Query over access.
 Proposed access already exists
 and "existing" access does not!
 Amended plans required
 and spk to C.S.
 JW

App No. 00/00614/FUL Status PCO U.P.R.N. 29520/0015/0
 /000
 Address 15 Sytch Lane Wombourne Nr Wolverhampton South Staffordshire WV5
 0NF
 Proposal Detached garage, hall, lounge, kitchen, conservatory and bedroom
 extensions and new vehicular access

Standard Consultees Expiry Date 03.07.2000 Last Print 12.06.2000
 Consultee Letter Notes Printed Reply Recvd
 PARISH PARCON 12.06.2000
 CHURCH CS 12.06.2000

Site Notices:	Last Print	12.06.2000	Advertisement:	Printed (Y/N)
Site Notice Type			Date Last Printed	
STNO Standard Site Notice		Date Printed 12.06.2000	If Advert Is Required	
			Enter Publication Date	
Date Site Notice(s) Posted			Overall Expiry Date	28.06.2000
[REDACTED]			[REDACTED]	

App No. 00/00614/FUL Status PCO U.P.R.N. 29520/0015/0
/000
Address 15 Sytch Lane Wombourne Nr Wolverhampton South Staffordshire WV5
0NF
Proposal Detached garage, hall, lounge, kitchen, conservatory and bedroom
extensions and new vehicular access

Date App. Valid 05.06.2000 Acknowledgement Letter ACKLET Sent 12.06.
2000
Target Date 31.07.2000
Case Officer for Application JW Expected Decision Level CA
T1
Development Type (number) 13 Householder
Invalidity Letter Sent Date App. Returned
Invalidity Reasons Insertions (Scroll for more)
1/1

DO Screens Menu
Main Menu

Case Officer
Project Ackn

Successful
Planning Invt

DO Screens
Menu

DO Screens
Menu

Planning Application Check List

Grid Ref: 8703
9221 B 137

Officer Ref:



APPLICATION NO: 00/00614

Parish: WOMBOURNE

JW

CONSTRAINTS:

Water catchment	<input checked="" type="checkbox"/>	Airfield S'guard	<input type="checkbox"/>	Road Classification	
Washland	<input type="checkbox"/>	Waste Disposal site	<input type="checkbox"/>	Motorway	<input type="checkbox"/>
Pipeline - Oil	<input type="checkbox"/>	Education S'guard	<input type="checkbox"/>	Trunk Road	<input type="checkbox"/>
- Water	<input type="checkbox"/>	Common Land	<input type="checkbox"/>	Class A	<input type="checkbox"/>
- Gas	<input type="checkbox"/>	Village Green	<input type="checkbox"/>	B	<input type="checkbox"/>
Min. Cons. Area	<input type="checkbox"/>	Ancient monument	<input type="checkbox"/>	C	<input type="checkbox"/>
BC O/C Site	<input type="checkbox"/>	Site of Arch. Interest	<input type="checkbox"/>	D 243	<input checked="" type="checkbox"/>
BC Consultation	<input type="checkbox"/>	SSSI	<input type="checkbox"/>	Public Right of Way	<input type="checkbox"/>
Hazinst Area	<input type="checkbox"/>	Listed Building	<input type="checkbox"/>	T.P.O.	<input type="checkbox"/>

LAND USE:

Existing: H

Proposed: H

Form PS2 Ref: 13

Policy Areas

Structure Plan

Local Plan Within WOMBOURNE
Development Boundary
.....

SCLRP

Conservation Area

Design Guide / Planning Brief

History

None

CONSULTATIONS

Parish Council	<input checked="" type="checkbox"/>	National Grid	<input type="checkbox"/>	Ramblers	<input type="checkbox"/>
County Planning	<input type="checkbox"/>	British Gas	<input type="checkbox"/>	Adverts - 8	<input type="checkbox"/>
Highways	<input checked="" type="checkbox"/>	Forestry Commission	<input type="checkbox"/>	DP / PF / MD / / /	
Property Services	<input type="checkbox"/>	Countryside Commission	<input type="checkbox"/>	- L.B.	<input type="checkbox"/>
Fire	<input type="checkbox"/>	National Trust	<input type="checkbox"/>	- C.A.	<input type="checkbox"/>
Police	<input type="checkbox"/>	English Nature	<input type="checkbox"/>	Site Notice	<input checked="" type="checkbox"/>
Highways Agency	<input type="checkbox"/>	Severn Trent	<input type="checkbox"/>	Neighbours	<input checked="" type="checkbox"/>
Home Office	<input type="checkbox"/>	Environment Agency	<input type="checkbox"/>	<u>SYTCH LANE</u>	
HSE	<input type="checkbox"/>	South Staffs. W.W.	<input type="checkbox"/>	11, 18-24 (evens)	
Area Health Authority	<input type="checkbox"/>	B.W.B.	<input type="checkbox"/>		
Civil Av. Authority	<input type="checkbox"/>	British Rail	<input type="checkbox"/>		
Sports Council	<input type="checkbox"/>	Mainline Pipeline	<input type="checkbox"/>		
M.A.F.F.	<input type="checkbox"/>	English Heritage	<input type="checkbox"/>		
C.P.R.E.	<input type="checkbox"/>	6 Amenity Societies	<input type="checkbox"/>		
Coal Authority	<input type="checkbox"/>	Adjoining LPA	<input type="checkbox"/>		
M.E.B.	<input type="checkbox"/>	Civic Society	<input type="checkbox"/>		

SITE INSPECTION REPORT

By:

JW

12/1

Date:

1 APPLICATION SITE

Present use *Detached 2 st. Dwelling*

Character *Pitched roof*

Distance form adjacent property *App 10m to left / railway to left.*

Boundary treatment *3-4m concrete / trees*

Trees and Hedges *1m hedge*

Curtilage / Amenity Space *1-2 m hedge / trees to railway*

Overlooking

Design

Materials

Access

Parking / Loading

Levels

Drainage

Footpaths

Evidence of tipping / extraction

Overhead lines / pipelines

Other:

*Vehicle access is in place
 but not used -
 so street parking
 here is no new access
 required*

2 SURROUNDING AREA

Present use *Large detached garage in
 rear garden of adj. dwelling*

Character

Visual impact of development

Other:

3 NEIGHBOURS

- a) Check the neighbour consultation already carried out.
- b) Is it necessary to consult any further neighbours?
 If so note the addresses:-

/

YES/NO

WM

29526/0045/0/000

FEES CHECK LIST

APPLICATION NUMBER

DATE RECEIVED

00/00614/FUL

1st June 2000

APPLICATION DETAILS

Applicant: Mr. D. Cartwright
 Agent: K.J. Bradley
 Site Location: 15 Sytch Lane, Wombourne
 Description of development:

Detached garage, extensions + new vehicular access

APPLICATION VALIDATION

	Completed/satisfactory	Additional information required
Application forms	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Certificate	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Commercial information	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Agricultural information	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Site edged	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Adequate plans	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Correct fee submitted	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is planning permission required?	Yes <input type="checkbox"/> No <input type="checkbox"/>	See below

FEES CHECKING

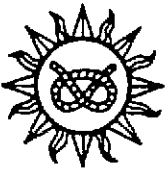
Fees submitted	Fee required	Balance	Refund
£95	£95		
Cheque No.	Receipt No.	Date	Signed
	26088		

FEE CALCULATION

	Fee exemption	Fee reduction
Dwellings (No.)	Revised application following refusal	Parish Council
Building (area)	withdrawal	Playing Fields
Site area (ha)	non-dat	Cross Boundary
Change of use	Substitution	Reserved matters:
Advert	Within 12 months	Maximum paid
Householder	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alternative dev't
Access/car park	Same applicant	
Mixed category	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Agricultural	Same site	
- Buildings	Yes <input type="checkbox"/> No <input type="checkbox"/>	
- Approval	Same development	
- Glasshouses	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Variation of condition	Disabled	
Continuance/retention	Listed building	
Prior Approval	Art.4	
CLUD - Existing	P.D. removed	
- Proposed	Other	

Application completed and valid on:

1/6/00



SOUTH STAFFORDSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS AND DEEMED APPLICATION [AMENDMENT], REGULATIONS 1997

APPLICANT MR D CARWRIGHT ADDRESS OF DEVELOPMENT 15 SYTH LANE, WOMBOURNE

In accordance with the above Regulation, charges for planning applications submitted after 1st October 1997. The scale of charges is set out below and this form should be completed as appropriate and returned with the application.

If you are making Planning Building Regulation applications please submit separate fees.

TYPE OF DEVELOPMENT

Please tick Box 1 as appropriate; indicating in Box 2 the site area, floor space or number of dwellings involved, and in Box 3 the amount of fee enclosed.

SOUTH STAFFORDSHIRE DISTRICT COUNCIL DEVELOPMENT AND BUILDING CONTROL		
- 1 JUN 2000		
PASSED TO: ACTION:		
BOX 1	BOX 2	BOX 3

A. Householder Applications

Fee of £95 for domestic extensions and garages where the application relates to one dwelling; £190 where it relates to two or more dwellings; £95 for buildings or works incidental to the enjoyment of the dwelling e.g. walls, fences, gates etc.

<input checked="" type="checkbox"/>	1	£95
-------------------------------------	---	-----

B. Outline Applications

In respect of applications for the principle of new buildings for any purpose the fee is £190 per 0.1 hectares (or part) of the application site edged in red, subject to a minimum of £190 and a maximum of £4,750.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

C. Detailed Applications

i) For dwellings the fee is £190 per dwelling, subject to a maximum of £9500. A fee of £190 for each additional flat or dwelling created by conversion of an existing dwelling or building subject to a maximum of £9500.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

ii) For non-residential buildings below 40sq.m of floor space measured externally a fee of £95; for buildings of between 40sq.m. and 75sq.m. of floor space a fee of £190; for buildings over 75sq.m. a fee of £190 per 75sq.m. or part thereof, subject to a maximum of £9500.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

iii) For the installation of plant and machinery, based on the area of the site, a fee of £190 per 0.1 hectares, subject to a maximum of £9500.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

iv) For agricultural buildings where floor space does not exceed 465sq.m. a fee of £35; for building between 465 and 540sq.m. in floor space a fee of £190; for buildings in excess of 540sq.m. in floor space a fee of £190 for the first 540sq.m. of floor space and £190 for each 75sq.m. of floor space thereafter subject to a maximum of £9500.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

For agricultural glasshouses where floor space does not exceed 465sq.m. a fee of £35; for buildings in excess of 465sq.m. a fee of £1085;

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

Application for determination as to whether prior approval of siting, design, appearance of building or private way under Parts 6 or 7 of General Development Order a fee of £35.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

v) For engineering and other operations on land, (excluding playing fields, accesses, etc. for existing areas and mineral applications) a fee according to the area of the site of £95 per 0.1 hectare, subject to a maximum of £9500.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

vi) For change of use of buildings or land a fee of £190.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

viii) For applications for the construction of car parks, service roads or other accesses serving an existing use on a site a fee of £95.

<input type="checkbox"/>	<input type="checkbox"/>	£
--------------------------	--------------------------	---

- | | | | |
|--|--------------------------|--------------------------|------------------------|
| VIII) For the winning and working of minerals a fee according to the area of the site of £95 per 0.1 hectare, subject to a maximum of £14,250. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| IX) For the carrying out of any operations connected with the exploratory drilling for oil or natural gas a fee of £190 per hectares, subject to a maximum of £14,250. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| X) For the variation of conditions a fee of £95, continuation or the retention of buildings or works without complying with a planning condition, a fee of £95. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| XI) For the use as playing fields plus ancillary earth moving etc. (provided the applicant is non-profit making and there are no buildings containing floor space) a fee of £190. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| XII) For the disposal of refuse or waste materials, the deposit of material remaining after mineral have been extracted, or the use of the land for open storage of minerals a fee of £95 per 0.1 hectares, subject to a maximum of £14,250. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| XIII) Application for determination of prior approval for agricultural buildings or works, forestry, buildings or works, telecommunications development or demolition of buildings, a fee of £35. | <input type="checkbox"/> | | £ <input type="text"/> |
| XIV) Application for renewal of permission where development has not yet begun and the time limit in Section 91 and 92 of the 1990 Act have not yet expired, a fee of £95. | <input type="checkbox"/> | | £ <input type="text"/> |
| XV) Applications for Certificate of Lawful Use or Development made under | | | |
| a) Section 191(1) (a) or (b) the amount that would be payable for a normal planning application for the development | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| b) Section 191 (a) (c) a fee of £95. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |
| c) Section 192 (1) (a) or (b) a fee of 50% of that which would be payable for a normal planning application for that development. | <input type="checkbox"/> | <input type="checkbox"/> | £ <input type="text"/> |

D. **Parish and Community Councils** Applications made by or on behalf of a Community or Parish Council are charged at 50% of the normal scale of fees.

E. **Alternative Applications** If applications for several alternative developments are submitted by the same applicant on the same site and on the same day the fee is calculated by taking the highest of the fees payable on any of the alternatives and adding to its half of the total of the fees payable in respect of the other alternative proposals.

EXEMPTION FROM FEES

- A. **Proposal not subject to a fee** Listed Building Applications; Conservation Area Consent; works on trees covered by a T.P.O. or within the Conservation Area.
- B. **Alterations for the Disabled** Householder applications intended to improve access safety, health or comfort for a disabled person who is resident in or proposes to take up residence in a dwelling. Provision of access to a public building or premises. A disabled person is defined in Section 29 of National Assistance Act 1948.
- C. **Normally 'Permitted Development'** Where an application has to be made only because of Article 4 Direction or planning condition has removed 'Permitted Development' rights or the ability to change between classes of the Use Classes Order.
- D. **Amended Proposals** Where an application has been granted in the preceding 12 months and an amended proposal of the same character or, description and by the same applicant and on the same site.
- E. **'Second Attempt'** An application by or on behalf of the same applicant for the same development, on the same site where an application has been refused or withdrawn prior to a decision being reached, or is the subject to an appeal decision under Section 79 within the previous 12 months.

PLEASE NOTE

- a) The fee for applications which involve both dwellinghouses and other types of buildings is calculated by adding together the fee appropriate for each development. Where a mixed use building includes common service floor space, serving both dwellinghouse and other parts of the building, there are divided pro-rata to the floor space of each type of development. The non-residential portion is added to the area of non-residential floor space in the building for the purpose of calculating the fee.
- b) If the application site is not wholly within one District the fee shall be paid to the District Council within whose area majority of the site lies and the total fee payable in respect of all the applications made shall not exceed 150% of which would have been due for the whole development. (N.B. This provision does not apply in the case of County Matters).
- c) **The regulations only provide for fees to be returned if the application is rejected as invalidly made.**

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 - CERTIFICATE UNDER ARTICLE 12A.
TOWN AND COUNTRY PLANNING ACT 1990 - CERTIFICATE UNDER SECTION 66.
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1991 - CERTIFICATE UNDER SECTION 11.

Applications must be accompanied by a certificate indicating the ownership of all the land included in the application site. Certificate A and B and Notice No.1 are printed below. Certificate C and D are available on request. Refer to item 9 of the Notes for Applicants.

Proposed development at

CERTIFICATE A * Delete as appropriate.

1. I certify that on the ~~day 21 days before~~ the date of the accompanying application ~~nobody~~, except the applicant, was the owner of any part of ~~the land to which the application relates.~~

2.* None of the land to which the application relates is, or is part of, an agricultural holding.

or

3.* I have/the applicant has given the requisite notice to every person other than him/her/myself who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:-

Tenants name	Address at which notice was served	SOUTH STAFFORDSHIRE DISTRICT COUNCIL DEVELOPMENT AND BUILDING CONTROL - 1 JUN 2000 Date
<input type="text"/>	<input type="text"/>	
Signed	On behalf of	PASSED TO: ACTION <input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

CERTIFICATE B * Delete as appropriate.

I certify that I have/the applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below:-

Owners Name	Address at which notice was served	Date of service of notice
MR CARTWRIGHT	15 SYTCH LANE. WOMBOURNE	1-6-2000

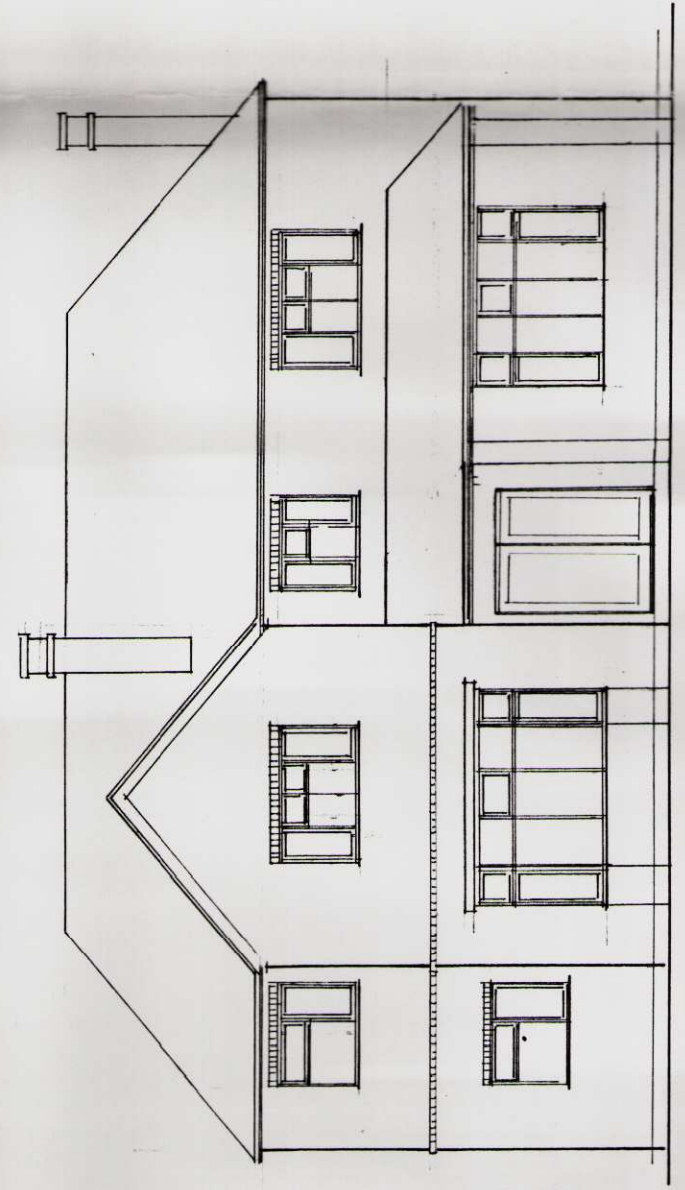
2.* None of the land to which the applicant relates is, or is part of, an agricultural holding.

or

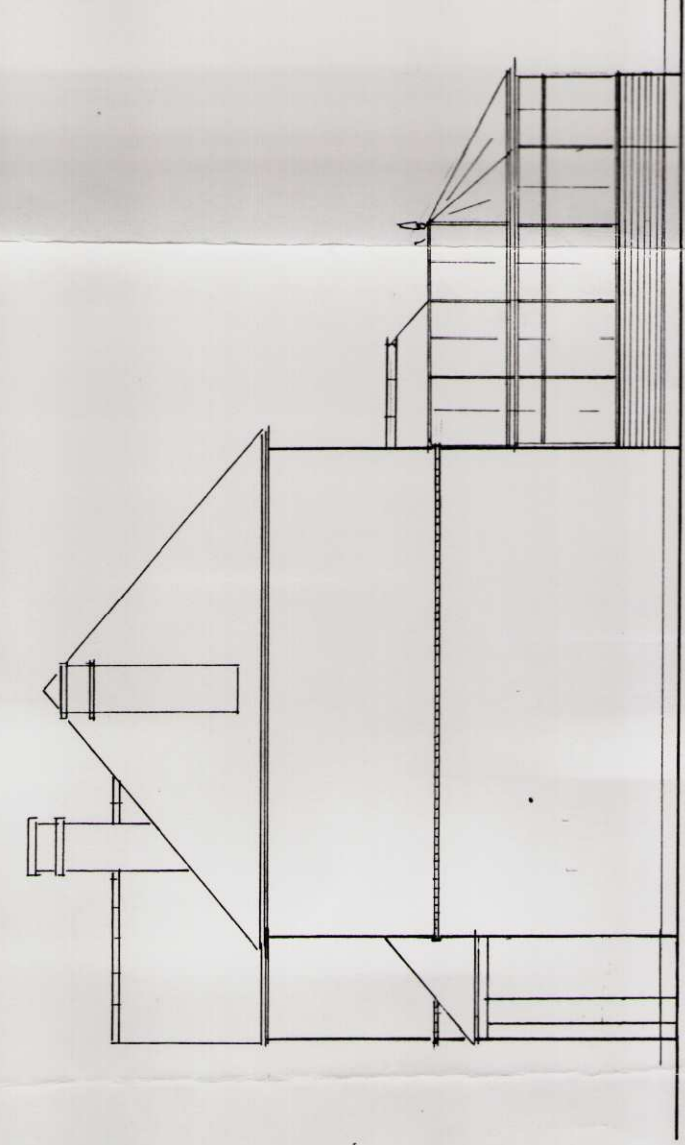
3.* I have/the applicant has given the required notice to every person other than him/her/myself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:-

Tenants name	Address at which notice was served	Date on which the notice was served
<input type="text"/>	<input type="text"/>	<input type="text"/>
Signed	On behalf of	Date
PA Bradley	MR D Cartwright	1-6-2000

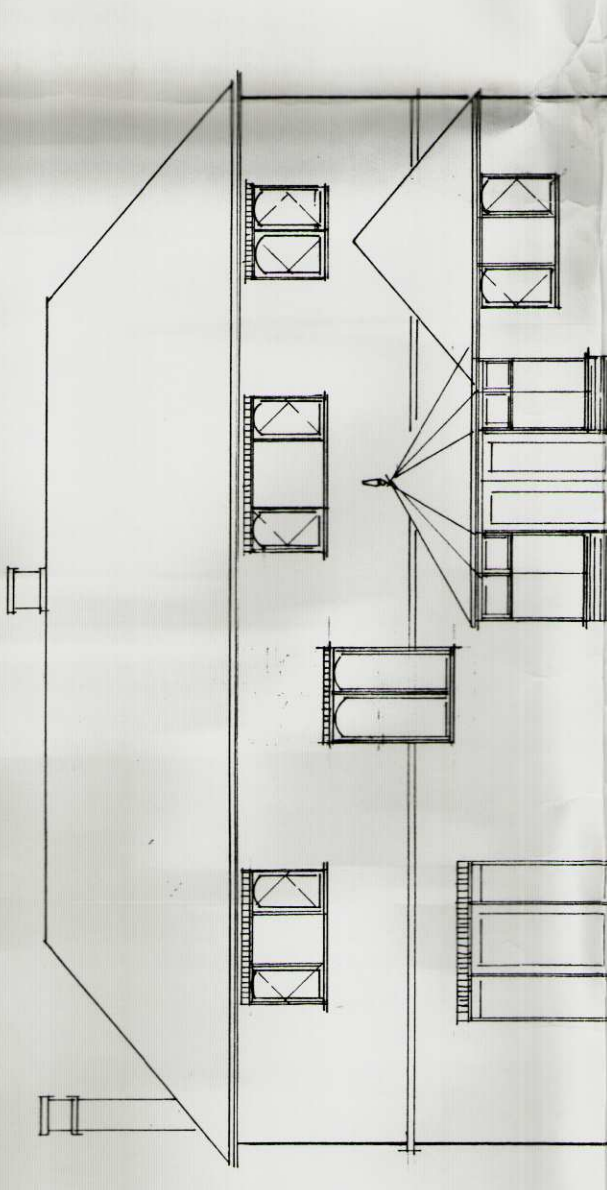
South Staffordshire District Council
APPROVED
 This is a plan referred to in
 Planning Permission
 No. 00/006/4 Date 16.8.00



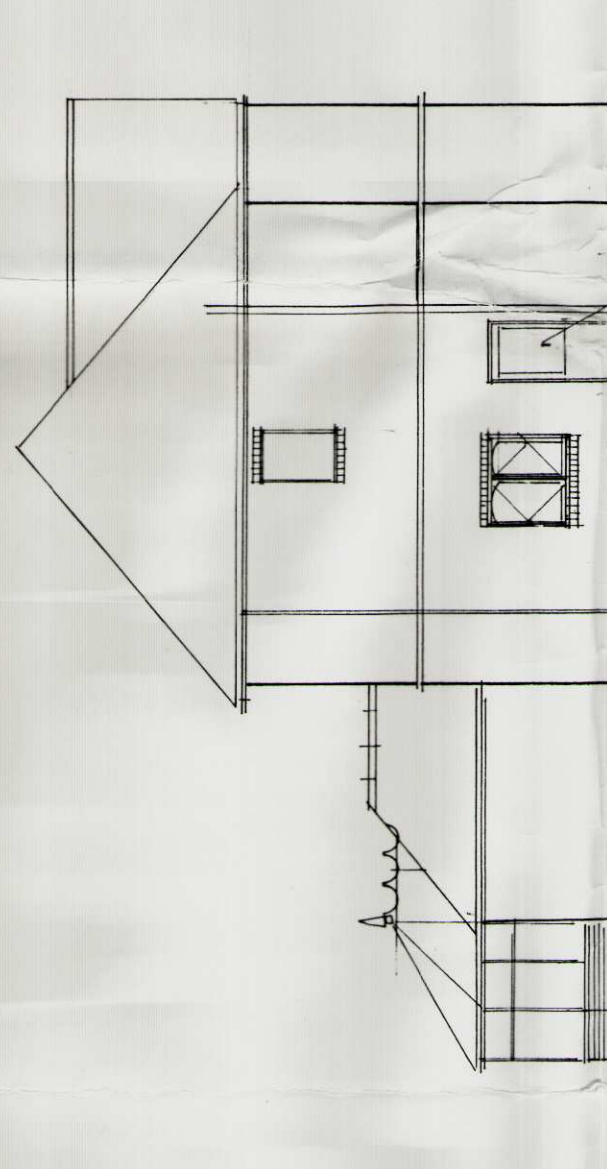
front elevation



side elevation



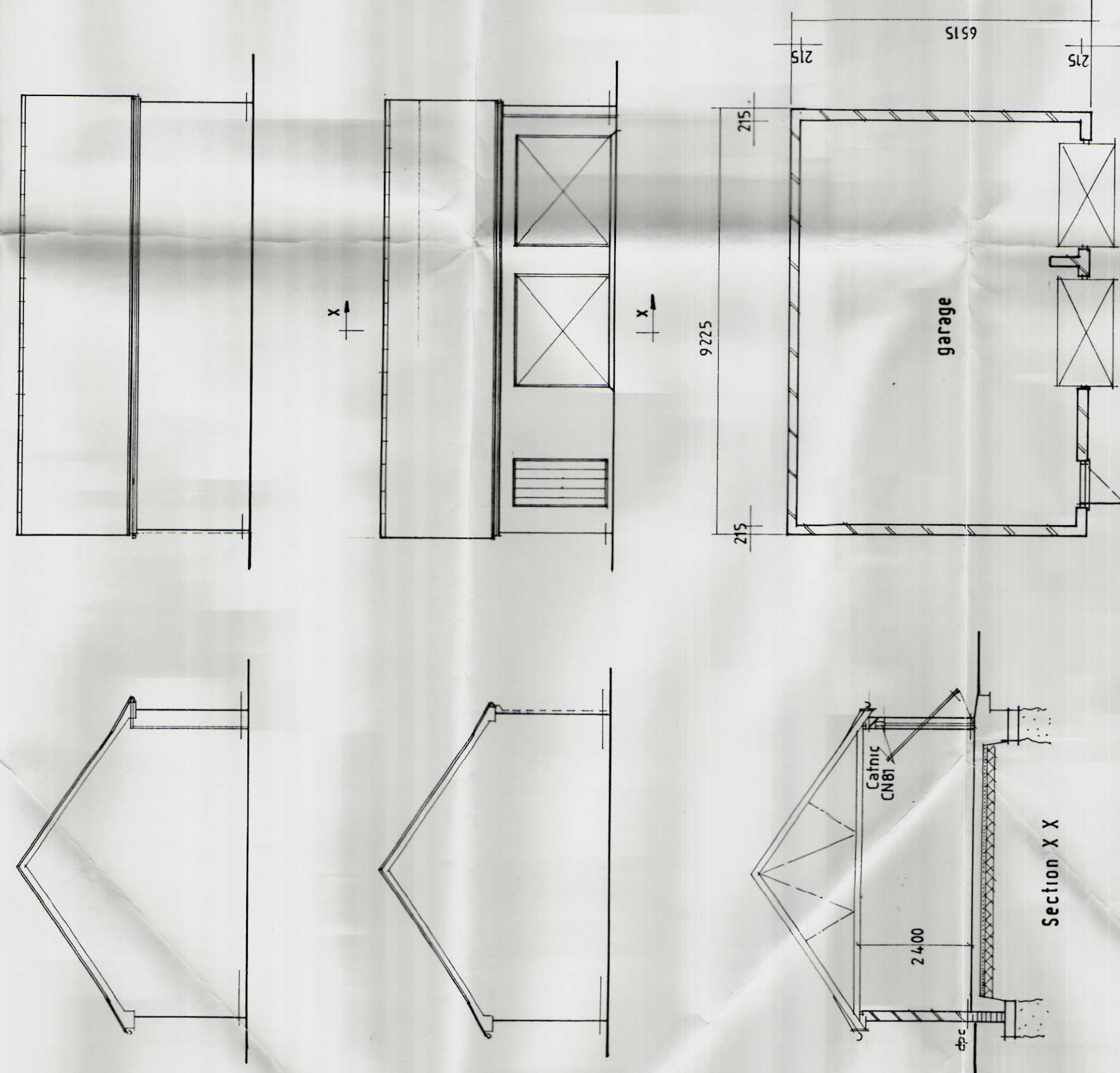
rear elevation



side elevation

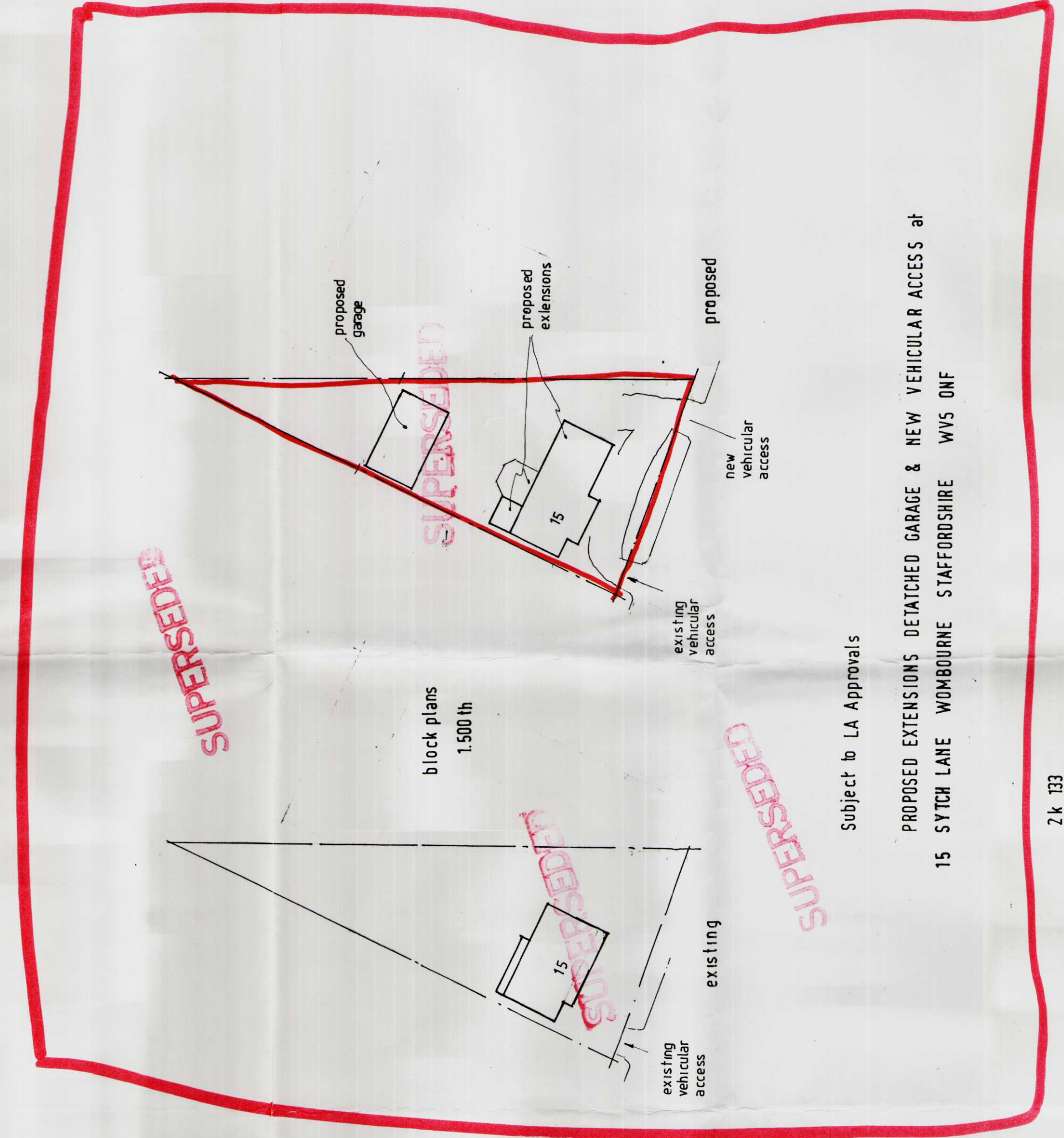
conservatory to have safety glazing
 to BS 6206 Part 1 to all critical
 areas

safety glazing to
 BS 6206 Part 1



Section X X

garage



block plans
 1:500 th

SOUTH STAFFORDSHIRE
 DISTRICT COUNCIL
 PLANNING COMMITTEE AND
 BUILDING CONTROL
 1 JUN 2000

Scales
 Elevations 1:100 th
 Layouts 1:500 th

Subject to LA Approvals
 PROPOSED EXTENSIONS DETACHED GARAGE & NEW VEHICULAR ACCESS at
 15 SYTCH LANE WOMBOURNE STAFFORDSHIRE WVS 0NF

ZK 133

Jenny Thompson

From: Jules Tustin [REDACTED]
Sent: 05 April 2024 16:50
To: Jenny Thompson
Subject: Re: [Virus Error] Re:15 Sytch Lane WV5 0NF

[You don't often get email from julestustin@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Jenny,

Thank you for getting back to me so promptly.

I am somewhat bemused by your comment that we have until the 12/04/24 to submit a Change of Use planning application and then you go onto to say, if we do not you will prepare to take enforcement action against us, which will involve an enforcement visit to take place on 10/04/24 or 11/04/24, how will you know by this date whether we are putting an application in on 12/04/24 and if we do how can you prepare or make enforcement visits prior to this date as they would be unnecessary and rendered redundant????

I strongly disagree with the following:-

- the property which is registered as a farm has been running for over 40yrs so the fact that I have only lived here for a few years is irrelevant. Evidence could definitely be provided.
- The land and building was registered as a farm known as Highfield with Cartwright close and Sheddon also included and on the deeds. Commercial farming rates have always been paid as verified by Mr Cartwright, the owner of the land and buildings.
Therefore permitted rights to run a business and the right to earn an income from this address are allowed and lawful.

I disagree with deliveries coming and going (please see as outlined below.) As we have less deliveries then many of our neighbours who have grocery deliveries in big vans, parked on the road, engines running, many of which are delivered unsociable hours between the hours of 6am and up to 10pm throughout the week including weekends. There are also constant online deliveries in vans to neighbours 7 days a week.

The impact of 4 staff walking to work to our house also can hardly constitute any cause of hazard, danger or nuisance and pales into insignificance compared to all the disruption, irresponsible, inconsiderate parking and danger the school traffic causes daily.
(Please see as outlined below)

- You state Cobs are made daily?
This is factually inaccurate, so I am not sure where you have gained this information from?

I would like you to take note please for your records, the following:-

- Cobs are made 3x a week, Tuesday, Thursday and Saturday between 9am & 1pm.
- Deliveries of Cobs are made 3x a week in a Van circa 7/8am each morning on a Tuesday, Thursday and Saturday.

- It should also be noted it is irrelevant whether we have 50 or 50,000 cobs delivered with regard to the size of the van, (as you mentioned your concern yesterday) the van is loaded up and comes from Nottingham and has many more customers and deliveries to make than just ours. Our small order is small fry in comparison, so it wouldn't be viable or practical for their business to come in a smaller van just for our small order and it would be unreasonable of us to ask them to do so.

- Salad, ham & cheese are also delivered 2x a week on a Tuesday and Thursday.

- All vans pull onto our drive so do not cause any obstruction or danger to members of the public either walking or in vehicular transport. (unlike the School parking which I have complained to the highways department about)

- We have created parttime employment for many individuals all of whom are Local and walk to work. This has allowed them to be less reliant on benefits, and is also helping support the environment and the ozone layer as they can walk to and from work rather than use their own cars or public transport which pollute the air.

- There are never more than 9 staff on duty at anyone time, 5 of whom who family members, living at home.

- Our business is also providing a service to the local community by retailing our cobs to convenience stores, providing a value for money service to customers and shop owners alike. It helps to enable shop owners to continue trading at this very precarious time with inflation, high business rates and the high cost of living crisis, which is causing many small businesses unfortunately to close.

I genuinely cannot see why a change of use is necessary?

If you wish to take enforcement action, (Which I have taken legal advice on) I am I am entitled to know in writing 5 working days, before any visit is proposed on what grounds you wish to take enforcement action on and what supporting evidence you have to carry out this action?

Also, because the business is home based and only operates 3 mornings a week, a date and time to visit must be given in advance for a mutually agreeable time when we are open. As privacy of our home and personal space cannot lawfully be invaded in our own dwelling without prior permission from ourselves.

I would request a written response within 5 working days to this email and would very much like an opportunity to meet up with you to discuss further your concerns or alternatively your written grounds and supporting evidence for taking enforcement action if this is the route you wish to go down.

Kind Regards
Julie Tustin

> On 5 Apr 2024, at 14:36, Jenny Thompson <J.Thompson@sstaffs.gov.uk> wrote:

>

> Good afternoon,

>

> I appreciate the point made below regarding the sale of vegetables from the property, although the current operation is materially different as the bread is delivered to the house, cobs prepared and then distributed so direct sales are not made from the house itself. The volume of cobs produced on the premises, daily deliveries/distribution, and the fact that staff are attending the property to produce the cobs also supports the fact that the current operation is materially different from the previous uses of the property. There are changes of use that do benefit from Permitted development rights so therefore do not require planning permission, but a change of use from residential to a mixed use of commercial/business use does not fall under permitted development rights.

>
> There is the option to apply for a Certificate of Lawful Use although evidence would need to be provided which could show that the same use has been in existence for 10 years or more, as you previously advised you have lived at the property for less than 10 years so would not be able to provide the necessary evidence for this.
>
> As a number of weeks have now elapsed from the timeframe given for a change of use application to be submitted (initial deadline given was 05/02/24, and extension was then agreed to 23/02/24 and then a further extension until 13/03/24), if we do not receive an application by Friday 12th April 2024, we will start to prepare the enforcement notice which will involve a visit to the property on 10th/11th April.
>
> Please advise if you require any further information.
>
> Kind regards,
>
> Jenny Thompson
>
> Planning Enforcement Assistant
> Planning Enforcement
> South Staffordshire Council
>
> Tel: 01902 696000
>
> <https://eu-west-1.protection.sophos.com?d=sstaffs.gov.uk&u=d3d3LnNzdGFmZnMuZ292LnVr&i=NjBjYjZkYzJkZTZjN2QwZTY3MmUwNTIz&t=dEk2ZzBRcGtWV2htcEEwN01zbnNrZzlydFRDNEgwWEUwd1hiNnB2NmtHTT0=&h=c56f0509cd944499903b1d491c579887&s=AVNPUehUT0NFTkNSWVBUSVYhbGzgfapm3b63-XbjXbi3MazL5fHWJDKy94ynRQtvIA>
>
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>
> Follow the Council on X, Facebook, LinkedIn and YouTube.
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>
> This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment.
>
>
>
> -----Original Message-----
> From: Jules Tustin [REDACTED]
> Sent: Thursday, April 4, 2024 3:59 PM
> To: Jenny Thompson <J.Thompson@sstaffs.gov.uk>
> Cc: Carl Higgs [REDACTED] Warren Davies
> [REDACTED]
> Subject: [Virus Error] Re:15 Sytch Lane WV5 0NF
>
> [You don't often get email from [REDACTED]]. Learn why this is important at
> <https://eu-west-1.protection.sophos.com?d=aka.ms&u=aHR0cHM6Ly9ha2EubXMvTGhcm5BYm91dFNlbnRlcklkZW50aWZpY2F0aW9u&i=NjBjYjZkYzJkZTZjN2QwZTY3MmUwNTIz&t=OFFpUDNiTjJsdmMvTDdRckhPMkwxcHVVeVdTRDdjazi5VFIWdmZGUkRmWT0=&h=c56f0509cd944499903b1d491c579887&s=AVNPUehUT0NFTkNSWVBUSVYhbGzgfapm3b63-XbjXbi3MazL5fHWJDKy94ynRQtvIA>]

>
> CAUTION-THIS EMAIL WAS SENT FROM OUTSIDE THE COUNCIL. DONT OPEN LINKS OR ATTACHMENTS UNLESS
> YOURE SURE YOU CAN TRUST THIS SENDER!
>
>
> Good Afternoon,
>
> Further to our conversation today, I confirm the following was
> discussed:-
>
> It is my understanding that the property, named above, has permitted rights as a business to sell/retail food.
> Therefore does not require Planning Permission for Change of Use.
>
> This goes back to the sale of the property from the Earl of Dudley to the Cartwright family, going back over 10yrs
> ago plus.
>
> The land & building was a farm, trading which sold market gardening & sales of vegetables.
>
> Records of this can be referenced via The Monument & Room, Himley Hall De/4/3/9.
> Other systems to cross reference the related documents Bundle Box eg 4/3 mid 19th Century.
>
> Therefore I believe with these rights we are operating a legal development.
>
> However, I understand that it would be wise from a business perspective to seek a Lawful Development Certificate
> from the council.
>
> It might also be prudent to seek clarity for this from :- Department for Environment, food & rural affairs for your
> records.
>
> As agreed, you will seek advice from your colleagues and get back to me directly, and that no further action will be
> taken in the interim period whilst this matter is being discussed.
>
> I wish to reiterate that it is in everyone's Interest to work together to resolve this matter and look forward to your
> response in due course, so that we may all move forward.
>
> Kind Regards
> Julie Tustin
> The Cob Company
> [REDACTED]om
> Mobile:- 07368392509
>
>
>

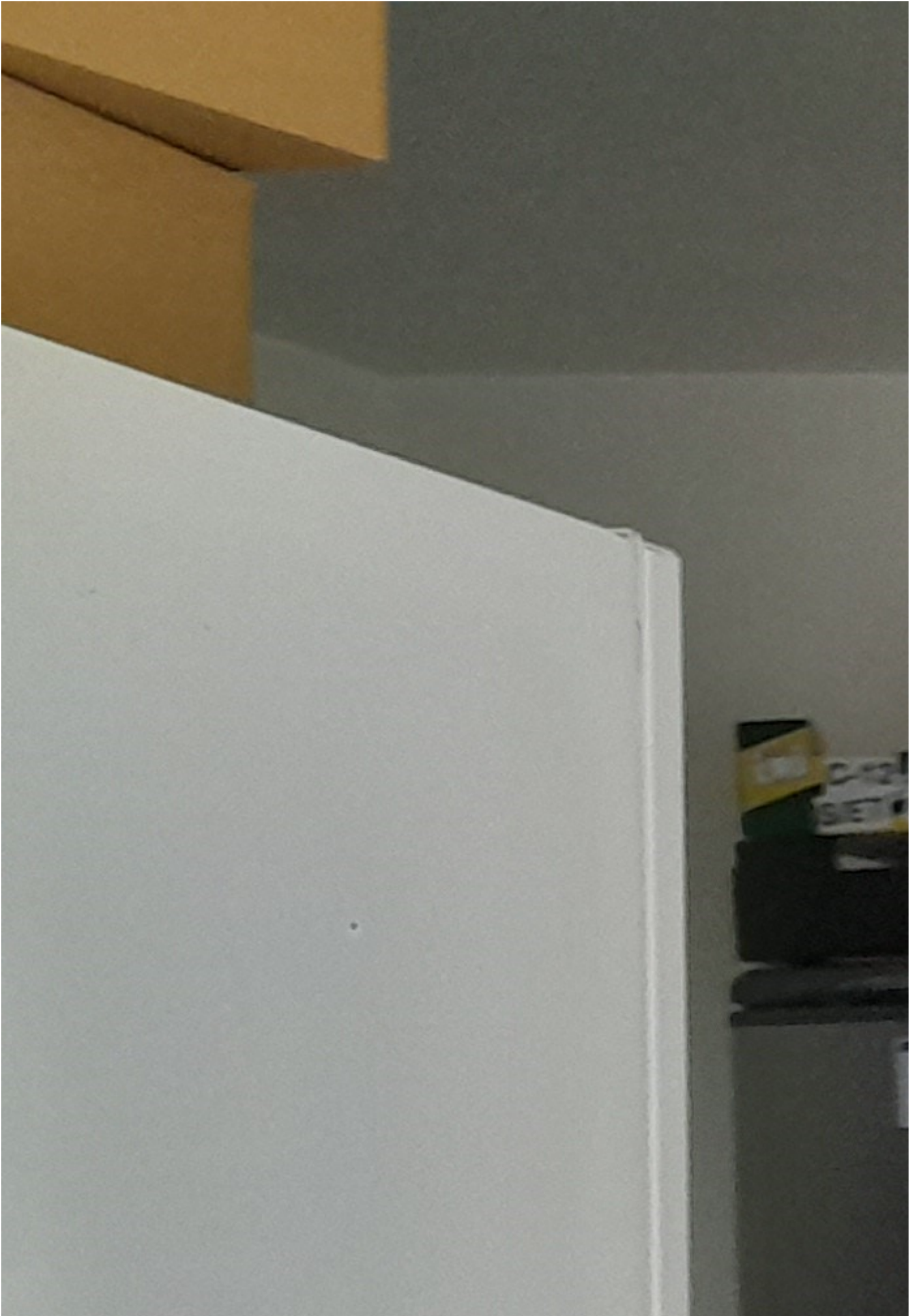
Jenny Thompson

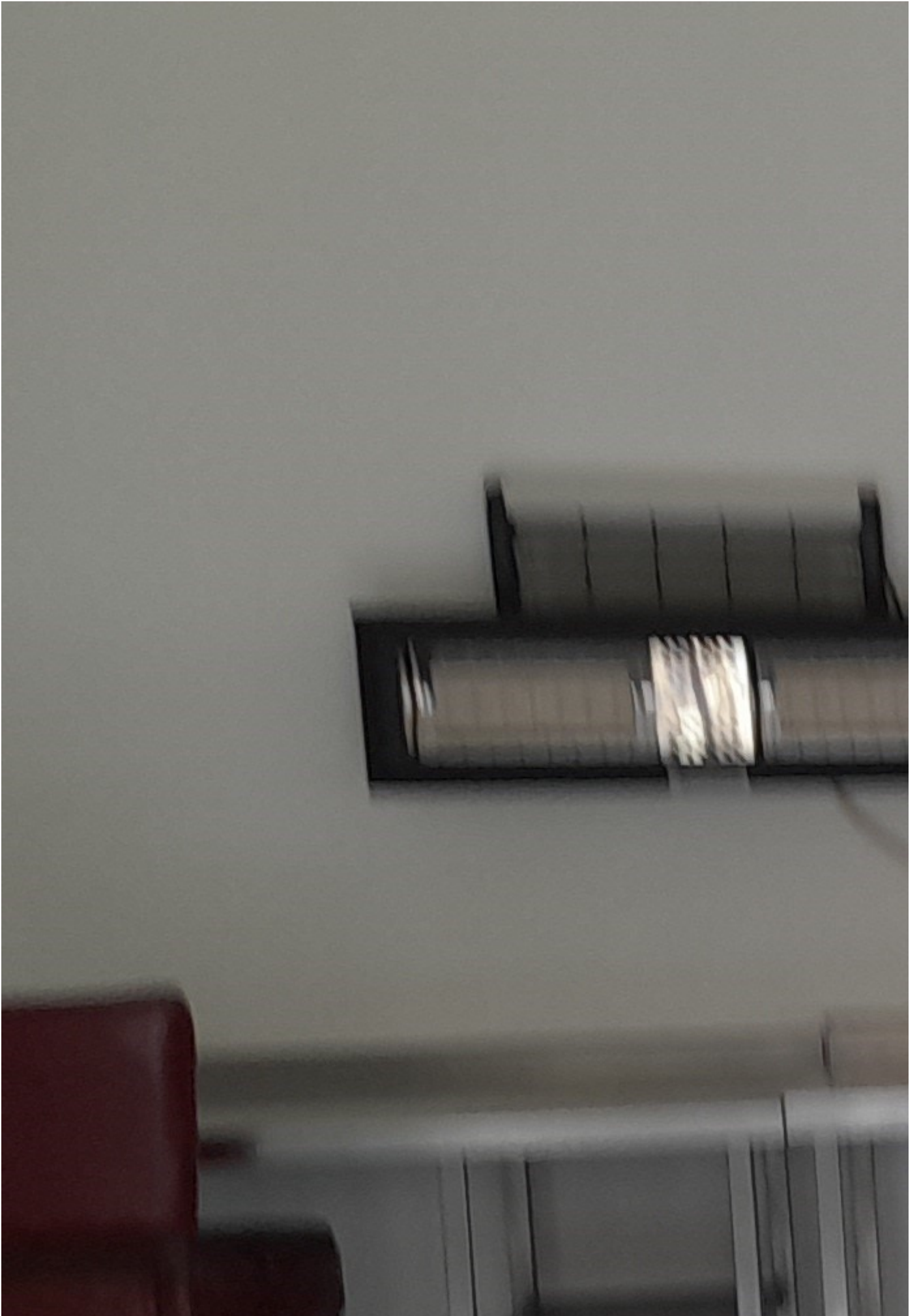
From: Jenny Thompson <[REDACTED]>
Sent: 11 April 2024 15:15
To: Jenny Thompson
Subject: Photos

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Appendix 8 – Site visit photos taken 11/04/24



Appendix 8 – Site visit photos taken 11/04/24



Appendix 8 – Site visit photos taken 11/04/24



and the provision of recycling facilities in new development. These need to be well-designed, in terms of efficiency and encouragement of use, and located in sustainable locations (particularly village centres, where use can be associated with the purpose of other trips). Reflecting other Local Plan policies, development proposals should minimise environmental and visual impact, and respect the interests of nature conservation and the historic environment.

Key Evidence

Sustainable Community Strategy 2008 - 2020
South Staffordshire Climate Change Strategy and Action Plan 2008
South Staffordshire Waste Strategy 2009
Staffordshire and Stoke-on-Trent Waste Core Strategy 2010 - 2026

Delivery and Monitoring

Through the Development Management process in consultation with Environment Agency and other partners
LSP Environmental Quality Delivery Plan
Sustainable Development SPD

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ9: Protecting Residential Amenity

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist unless measures to suppress noise sources can be provided through condition or legal agreement.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations and noise sensitive habitats unless measures to suppress noise can be provided for the life of the development through legal agreement.

Sensitive developments such as housing will not be permitted in the vicinity of established sources of pollution which may give rise to harm to the amenity of occupants. Proposals involving the reuse and conversion of redundant agricultural buildings to residential use should not take place where agricultural use involving the keeping of animals or associated

waste is to be retained in adjacent buildings.

Development likely to harm the amenity of neighbouring residents will be directed to appropriate locations away from known sensitive locations.

Development must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.

Development proposals should be consistent with other local planning policies.

Explanation

- 7.49 The NPPF sets out the key role of the planning system to deliver sustainable development, including the role of planning in relation to the protection of amenity. The above Policy sets out the general principles relating to residential amenity particularly in respect of important issues such as privacy, noise and disturbance and pollution including the amenity of residents living adjacent to buildings in agricultural use. The policy also considers reasonable levels of private amenity space and seeks to safeguard the amenity of neighbours.

Key Evidence

South Staffordshire Contaminated Land Strategy 2001
Air Quality Updating and Screening Assessment 2009

Delivery and Monitoring

Through the Development Management process in consultation with Environment Agency and other partners
Air Quality Management Areas
LSP Environmental Quality Delivery Plan
Village Design Guide SPD (or subsequent revisions)

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ10: Hazardous and Environmentally Sensitive Development

The public, land uses and the natural environment will be protected from the actual or potential effects of hazardous or other activities likely to be detrimental to public health or amenity.

2011
South Staffordshire Landscape Assessment 2003
Historic Environment Character Assessment 2011
Village Design Guide SPD 2009
Conservation Area Appraisals and Management Plans 2010
Open Space Strategy 2009

Delivery and Monitoring

Through the Development Management process
LSP Environmental Quality Delivery Plan
Village Design Guide SPD (or subsequent revisions)
Conservation Area Management Plans
Open Space Strategy Action Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Policy EQ12: Landscaping

Landscaping of new development must be an integral part of the overall design, which complements and enhances the development and the wider area, and:

- a) creates a visually pleasant, sustainable and biodiversity rich environment;
- b) provides for sustainable solutions including the use of Sustainable Drainage Systems (SUDS). Designs should respond to the potential implications of climate change;
- c) protects and enhances key landscape features;
- d) creates new features and areas of open space that reflect local landscape character;
- e) contributes to character, appearance and sense of place;
- f) promotes a public realm which is attractive and safe.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document (or subsequent revisions), the Supplementary Planning Documents on Landscape Character and Biodiversity and other local planning policies.

Explanation

- 7.61 The NPPF stresses the importance of giving due consideration to landscaping issues. The above Policy provides specific guidance on landscaping and stresses the need to ensure appropriate landscaping for all developments. It is important to achieve landscaping which protects and enhances key landscape features, and can take advantage of them, and that creates natural and sustainable features which contribute to biodiversity, and in terms of public realm are rich in identity, and are attractive and safe.
- 7.62 Sustainability considerations are also key elements of the policy including the use of Sustainable Drainage Systems (SUDS) and sustainable construction methods. Landscape designs should take into account the implications of climate change through species selection and by planting that provides for additional shade or winter solar gain. Further guidance on detailed landscaping and sustainability issues will be given in a Supplementary Planning Document on Landscape Character.

Key Evidence

Sustainable Community Strategy 2008 – 2020
South Staffordshire Climate Change Strategy and Action Plan 2009
Southern Staffordshire Surface Water Management Plan Phase 1 2010
Planning for Landscape Change – Staffordshire County Council SPG 1996-2011
South Staffordshire Landscape Assessment 2003
Open Space Strategy 2009

Delivery and Monitoring

Through the Development Management process
Landscape Character SPD
Open Space Strategy Action Plan
LSP Environmental Quality Delivery Plan

The monitoring arrangements are set out in the Monitoring Framework in Appendix 1.

Infrastructure Delivery

Introduction

- 7.63 The term infrastructure is broadly used to define all of the requirements that are needed to make places function efficiently and effectively and in a way that creates sustainable communities. Infrastructure is commonly split into three main categories, defined as:

- **Physical Infrastructure:** the broad collection of systems and facilities that house and transport people and goods, and provide services e.g. transportation networks, housing, energy supplies, water,

Jenny Thompson

From: Carl Higgs [REDACTED]
Sent: 29 February 2024 05:07
To: Jenny Thompson
Cc: [REDACTED]
Subject: RE: Change of Use application - 15 Sytch Lane WV5 0NF

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hi Jenny, I trust your keeping well?

The job is booked in but I haven't managed to finish it off just yet as I have been advised this:-

'Hi Warren and Julie, the property you rent from me has always had a commercial permission to creative a livelihood, as passed down in the deeds from the Earl of Dudley Estate from whom the property was purchased. The only restriction was that no livestock such as cattle and sheep were reared in competition to the estate, As part the family that has owned number 15 for tens of years, trading such as market gardening, and sales of vegetables from the property, you are merely carrying out your right to operate a business from there. Our family have operated our business from there'

What this suggests is that there has always been a commercial operation at the property, a family of farmers, who are still very active within Wombourne village. No15 was constructed on land owned by the Cartwright Family, for the Cartwright family, who ran a full scale business operation from the site. The original house that was on the site was demolished and a new development was built in its place, which I provided the architectural services on. We do not need permission for the operation that is currently being carried out.

I see no reason to apply for permission because it is clear to me that the site has the benefit of a commercial use, established from the farming trade that was carried out for well in excess of 10 years and should you require a 'declaration of truth', I can obtain one.

I await your thoughts.

Kindest,

Carl.

From: Jenny Thompson <J.Thompson@sstaffs.gov.uk>
Sent: Tuesday, February 27, 2024 9:33 AM
To: Carl Higgs <[REDACTED]>
Subject: Change of Use application - 15 Sytch Lane WV5 0NF

Good morning Carl,

Further to our telephone conversation, a deadline date for submission of the change of use application for the above address was agreed as 23/02/2024 can you please confirm if the application has now been submitted?

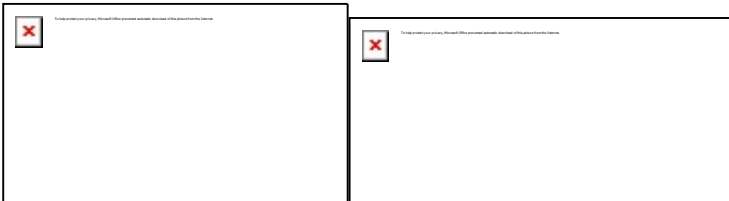
Many thanks,

Jenny

Jenny Thompson

Planning Enforcement Assistant
Planning Enforcement
South Staffordshire Council

Tel: 01902 696000
www.sstaffs.gov.uk



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