

Ms Belfield
Shaw Farm Heaton
Macclesfield
Cheshire
SK11 0SR

Mr Ross Ankers
Ian Ankers Architecture Ltd
Ryecroft Farm Macclesfield Road
Macclesfield
Cheshire
SK11 0RP

Ms Belfield
Shaw Farm Heaton
Macclesfield
Cheshire
SK11 0SR

Application no: DET/2016/0023

Determined on:

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010

PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
APPROVED

Staffordshire Moorlands District Council hereby **APPROVE** this application for **DETERMINATION** for

Conversion of Barns to one residential dwelling at Gibraltar Farm Devils Lane
Longsdon

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

1.The development shall be carried out strictly in accordance with the following plans

Reason:- For the avoidance of doubt and in the interests of proper planning.

2.If work does not begin within 12 months of the date of this approval, a further specialist survey for the presence of protected species shall be undertaken and the details together with any recommendations (with timescales) submitted to and approved in writing by Local Planning Authority prior to work beginning.

Reason: in the interests of biodiversity and species protection .

3.No development shall be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:

""External facing materials, including hard surfac

""Boundary details

Development shall thereafter be undertaken in accordance with the approved details.

Reason:- To protect the integrity and character of the barns and in the interests of the character and appearance of the area.

4. ""The joinery details are to be submitted to and approved by the Local Planning Authority. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. ""

Reason:- To maintain the character and integrity of the barns and in the interests of the character and appearance of the area

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 & 79 of the Town & Country Planning Act, 1990, within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No. 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the 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 by the Local Planning Authority, or could not have been so 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.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, 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 or District Council or County Council in which the land is situated as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part 6 of the Town & Country Planning Act, 1990.
3. 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 & Country Planning Act, 1990.
- 4.