STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Application no: SMD/2016/0429

Determined on: 20/01/2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

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.

Location of Development:
Lightwood Farm Ashbourne Road Cheadle Staffordshire ST10 1SJ

Description of Development:
Conversion and alteration of former agricultural buildings to form 2 (two) no. dwellings and rebuilding of an existing
single storey section of the barn

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-
To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved, including facing shall be carried out in complete

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accordance with the submitted amended plans and specifications as follows:-

Amended: PM Ground Floor Plan Proposed received on 6.1.17
Amended: Front and Rear Elevations received on 6.1.17
Amended: Sheet 8Q Side Elevations received on 9.1.17
First Floor Plan received on 25.8.16
Sheet 7 Site Plan
Sheet 8 Visibility Site Plan
1:1250 Location Plan

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3. Any new facing bricks and roof tiles shall match the existing materials of the buildings on site in terms of type, colour and texture.

Reason:-
In the interests of the character and appearance of the area.

4. The proposed external windows and doors shall comprise painted timber and shall match those of the adjoining building (within the area edged blue in the location plan) in terms of design, type, colour and texture.

Reason:-
In the interests of the character and appearance of the area.

5. Before works commence, details of the following shall be submitted to and approved by the Local Planning Authority and the agreed works shall be implemented in the development:

- Pointing
- Treatment of eaves and verges
- Vents, cowls and ducts works

Reason:-
In the interests of the character and appearance of the building.

6. The breathing holes in the external walls shall be retained externally visible.

Reason:-
In the interests of the character and appearance of the building.

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7. Before the commencement of works, details of the proposed rooflights, shown on drawings with a scale of 1:10, shall be submitted to and approved by the Local Planning Authority and the agreed details shall be implemented in exact accordance with the drawings.

Reason:-
In the interests of the character and appearance of the building.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no additional windows or any other openings shall be installed in any part of the development, without prior written consent from the District Council as Local Planning Authority.

Reason:-
To protect the character and appearance of the buildings on site.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, C, D, E, F, G, H and Part 2 Class(es) A and C, without express planning permission first being obtained from the Local Planning Authority.

Reason:-
To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area.

10. The development hereby permitted shall not be commenced until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- Means of enclosure
- Hard surfacing materials

Soft landscape details shall include:
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables

Reason:-
To ensure the appropriate landscape design and in the interests of the visual amenities of the area.

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11. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:-
To ensure the appropriate landscape design and in the interests of the residential amenities of the area.

12. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-
To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

13. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation shall be submitted to and approved by the Local Planning Authority. The Scheme shall provide details of the programme of building recording to be carried out within the site, including appropriate publication. The approved Scheme shall thereafter be implemented in full in accordance with the approved plans.

Reason:-
In the interests of the historic character of the area and the archaeological interest of the area.

14. The development hereby permitted shall not be brought into use until the visibility splays of 2.4m x 90m in both directions, including to the west as far as can be acheived within land under the control of the applicant, have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.

Reason:-
In the interests of highway safety.

15. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and

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porous material for a minimum distance of 5m back from the carriageway edge.

Reason:-
In the interests of highway safety.

16. The development hereby permitted shall not be brought into use until details of the parking and turning areas for overall use of the site have been submitted to and approved by the Local Planning Authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

Reason:-
In the interests of highway safety.

17. Any waste material associated with the development works shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

Reason:-
In the interests of air quality and residential amenity

18. In the event that contamination, including coal deposits, is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development should not commence further until a site investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exists to receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to the receptors has been prepared, and is subject to the approval in writing of the Local Planning Authority.

Reason:-
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

19. Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas should be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil should be submitted to and agreed by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests should be submitted and

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approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared and subject to the approval in writing by the Local Planning Authority. To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Reason:-
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

20. Works shall not commence until the Local Planning authority has been provided with either:
a) A licence issued by Natural England pursuant to section 53 of the Conservation of Habitat and Species Regulations 2010 authorising the specific activity to go ahead; or
b) A statement in writing from the Natural England to the effect that it does not consider that the development will require a licence.

Reason:-
In the interests of the ecological value of the site and the Protected Species identified within it.

21. Before the commencement of works, an ecological construction, mitigation and enhancement plan must be submitted to and approved by the Local Planning Authority in writing and shall include:
- Risk assessments of potential operations and impacts on bats.
- Identification of protection zones.
- Practical measures, both physical measures and sensitive practices, to avoid impacts on bats and breeding birds.
- The times during construction when specialist ecologists will need to be on site to oversee work.
- Responsible persons and lines of communication.
- Details of mitigation and enhancement measures such as bat bricks , bat roost access tiles, breeding bird sites for swallows and house sparrows, including the type and source of materials to be used.
- Timetables for implementation demonstrating that the phasing of work and the creation of new features takes full account of potential impacts on relevant species.
- Persons responsible for implementing work.
- Initial aftercare and long term maintenance.

Any agreed mitigation and enhancement measures shall be provided on site before the development is first brought into use.

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Reason:-
In the interests of the ecological value of the site and the Protected Species identified within it.

22. No building works or activities that could result in disturbance to the identified presence of maternity bat roosts, should be carried out between 1st April and 31st October inclusive in any year. Any works required to be carried out during that specified period shall only occur under the direction of a licensed bat ecologist.

Reason:-
In the interests of the ecological value of the site and the Protected Species identified within it.

23. Before the occupation of the development hereby approved, details of a lighting design strategy shall be submitted to and approved by the Local Planning Authority. This must show how and where any external lighting will be installed and the technical specifications of such lighting.

Reason:-
In the interests of the ecological value of the site and the Protected Species identified within it.

24. No building works shall take place between 31st March and 31st August inclusive in any year unless a competent ecologist has undertaken a check of the buildings for breeding birds and provided written confirmation to the Local Planning Authority that no breeding birds are present.

Reason:-
In the interests of the ecological value of the site and the Protected Species identified within it.

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Informative

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section at buildingcontrol@staffsmoorlands.gov.uk

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

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8. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

11. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

12. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
13.