STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Chief Executive

CTD Architects
Clerk Bank House Clerk Bank
Leek
Staffordshire Moorlands
ST13 5HE

Mr Kirkham
Boot Hall Farm Tollgate Road
Horton
Staffordshire
ST13 8PJ

Application no: SMD/2016/0781

Determined on: 10/03/2017

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

GRANT OF OUTLINE 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.

Location of Development:
Trent Head Farm Barrage Road Biddulph Moor Staffordshire ST8 7NU

Description of Development:
Outline planning permission with all matters reserved (except access, layout and scale) for proposed residential development, alteration and extension of an existing outbuilding to create a communal meeting room with facilities, attenuation pond and demolition of existing kennel buildings

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

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
   Reason:- To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approvd, whichever is the later.
   Reason:- This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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3. The approval of the Local Planning Authority shall be obtained in writing with respect to the plans and particulars of the following reserved matters (hereinafter called ""the reserved matters"") before any development is commenced.

   a) The design of the buildings(s)
   b) The external appearance of the buildings(s)
   c) The landscaping of the site

   Reason:- The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning (General Development Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

4. The development hereby permitted shall not be brought into use until the visibility splays shown on the plan AL105 have been provided. The visibility shall thereafter be kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level.
   Reason:- To comply with paragraph 32 of the National Planning Policy Framework; to comply with policy DC1 of the Staffordshire Moorlands Core Strategy; in the interests of highway safety.

5. The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
   Reason:- To comply with paragraph 32 of the National Planning Policy Framework and policy DC1 of the Staffordshire Moorlands Core Strategy; in the interests of highway safety.

6. The development hereby approved shall not be brought into use until the access to the site within the limits of the public highway have been completed.
   Reason:- To comply with paragrpah 32 of the National Planning Policy Framework and policy DC1 of the Staffordshire Moorlands Core Strategy; in the interests of highway safety.

7. Notwithstanding any details shown on the approved plans, no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

   - Removal of proposed natural stone footway within highway;
   - Removal of proposed 'Give Way' markings at access;

   The access shall thereafter be carried out in accordance with the approved details and shall be completed prior to first occupation of the development.
   Reason:- To comply with paragraph 32 of the National Planning Policy Framework and policy DC1 of the Staffordshire Moorlands Core Strategy; in the interests of highway safety.

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8. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved drainage details, prior to the development being first brought into use.
Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce or exacerbate a flooding problem and to minimise the risk of pollution; in accordance with policy DC1 of the Staffordshire Moorlands Core Strategy.

9. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations:

   08:00 - 18:00 hours (Monday to Friday)
   08:00 - 13:00 hours (Saturday)
   No working is permitted on Sundays or Bank Holidays.

   In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
   Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours, in accordance with policy DC1 of the Staffordshire Moorlands Core Strategy.

10. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not recommence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified 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 human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
    Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

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11. Prior to bringing the development into first use, soil used in the creation of garden and soft landscaping areas should be tested for contamination to ensure suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing 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 shall be submitted and approved in writing by the Local Planning Authority. If soil test results indicates that a potential contamination risk exists, development shall not be brought into use, until a detailed remediation strategy to bring the site to a condition suitable for the intended purpose has been prepared and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting or amending that Order with or without modification, no development within Schedule 2, Part 1 Classe A, B and E shall take place on the dwellinghouses hereby permitted or within the curtilage unless further planning permission has first been granted on application to the Local Planning Authority.
Reason:- To preserve the openness and character of the Green Belt; having regard to Chapter 9 of the National Planning Policy Framework and Policies R1 and R2 of the Staffordshire Moorlands Core Strategy.

13. The development hereby permitted shall be carried out in accordance with drawings numbered AL101, AL102, AL103, AL104, AL105, AL106, AL110, AL111, AL112, AL113, AL114, AL115, AL118, AL119 and AL120 that were received by the Local Planning Authority 13th December 2016.
Reason:- For the avoidance of doubt.

14. Notwithstanding the details shown on the approved plans, no permission is hereby given for design, external appearance or landscaping of the site.
Reason: For the avoidance of doubt and because this is an outline consent and these are reserved matters.

Informative

1. The widened access to the site shall be constructed in accordance with the submitted drawing AL105 and Staffordshire County Council requirements. Please note that prior to the access being constructed the developer requires Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle

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dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Pleae complete and sent to the addres indicated on the application form, which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgewood Building, Tipping Street, Stafford, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) http://www.staffordshire.gov.uk/transport/staffshighways/licences/

2. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.
• A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/
• Any approved noise scheme and measurements should pay due regard to British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice) and the Building Regulations 2010 Document E or other appropriate guidance.
• During any demolition and construction activities (including landscaping) the contractor should take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
• The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf
• Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
• If required, contamination risk assessments shall be carried out in accordance with UK policy and with the procedural guidance relating to the contaminated land regime, and should be in accordance with Planning Policy Statement 23 and the CLR Report Series 1-12.
• Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
• The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
• Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
• During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

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• The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
• Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

3. This application is considered to constitute sustainable development and so accords with the objectives of the National Planning Policy Framwork.

X B.J. Haywood

Signed by: Ben Haywood

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.