STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

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Mr John Heath
c/o Agent

Application no: DET/2017/0011

Determined on: 23/05/2017

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

PRIOR APPROVAL REQUIRED FOR CHANGE OF USE

APPROVAL

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

Prior Notification for Change of Use from Agricultural Building to one dwelling house (Class C.3) and building operations reasonably necessary at New Close Fields Farm ADDERLEY, CHEADLE Staffordshire Moorlands

in accordance with the submitted application, details and accompanying plans: Blackwell's OS Master Map ID:BW1-00405378; 1/2 1/P; 1/2 2/P; 1/2 3/P and 1/2 4/P subject to the following conditions:

1) Development shall proceed strictly in accordance with the ecology control measures of mitigation and compensation as set out in the applicant's submitted ecology report section 5 – pages 28 to 38.
Reason: In the interests of protected species and biodiversity.

2) Prior to the commencement of development a full schedule giving details of the repair and renovation works to be undertaken including work to walls, floors and roof structure and treatment of demoliton scarring and method of any cleaning of exterior brickwork shall be submitted to and approved in writing by the Local Planning Authority and the works shall thereafter be undertaken in accordance with the details in the schedule as approved in writing. The existing ventilation slits shall be retained

to appear externally visible and the existing eaves brickwork detailing shall be retained.
Reason: In the interests of proper planning and to maintain the character and integrity of the building.

3) All pointing shall be of a strength and style appropriate to the type of wall (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. All raking out shall be by hand tools not using mechanical means.
Reason: To maintain the character and integrity of the building.

4) All exterior doors and windows shall be of painted timber and shall be recessed a minimum of 75mm relative to the exterior wall face.
Reason: In the interests of the integrity of the building's character and the appearance of the development.

5) No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises hereby permitted for development without the prior written consent of the Local Planning Authority.
Reason: To protect the amenities of occupiers of adjoining properties, the integrity and appearance of the building and the visual amenities of the area.

6) 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 anti social hours.

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council

Informative

Please note that the site is located within an area designated by the Coal Authority as being at high risk due to past mining activity. As this development is a change of use not involving significant ground work this is not deemed a concern in respect of the proposals considered here but nevertheless the designation should be noted.

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.

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.