STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Chief Executive

RLM Associates
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Leek
Staffordshire
ST13 6QZ

Mr Adams
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Milton
ST2 7AL

Application no: SMD/2017/0179

Determined on: 07/07/2017

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:
Meadow View Farm Eaves Lane Armshead Staffordshire ST2 8NA

Description of Development:
Proposed demolition of former cottages and some outbuildings and erection of a two storey dwelling and new vehicular access

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 construction of the development hereby permitted shall not be commenced until samples all roof tiles and facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
   Reason:- To ensure that the external appearance of the development is satisfactory.

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3. The construction of the development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in 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.

4. Before the commencement of development (including any site clearance, stripping, site establishment or formation of new access) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.
Reason:- To ensure the health and future wellbeing of identified trees is maintained throughout the course of the development hereby approved.

5. The existing hedgerows forming the southern, western and north-western boundaries of the site shall be permanently retained. In the event that any sections of the these hedgerows are unavoidably removed or damaged during the demolition of immediately adjacent existing buildings, they shall be replaced during the next available dormant season (November to February inclusive) using native shrub and tree species to match the retined existing hedgerow in a double staggered row to acheive a minimum 5 plants per metre run of hedge. Trees and shrubs planted in accordance with this requirement shall be properly maintained for a period of 5 years following planting. Any new plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:- To ensure the maintenance and restoration of biodiversity in accordance with SMDC Core Strategy policies DC1 and NE1.

6. The development hereby permitted shall not be brought into use until the access to the site has been completed in accordance with the approved plans.
Reason:- In the interests of highway safety, in accordance with paragraph 32 of the NPPF and policy DC1 of the SMDC Core Strategy.

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7. The development hereby permitted shall not be brought into use until details of the 2.4mx34m visibility splay to the west have been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600mm (excluding the tree which is to remain) above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.
Reason:- In the interests of highway safety, in accordance with paragraph 32 of the NPPF and policiy DC1 of the SMDC Core Strategy.

8. The development hereby permitted shall not be brought into use until the access drive rear of the carriageway edge has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.
Reason:- In the interests of highway safety. In accordance with paragraph 32 of the NPPF and policy DC1 of the SMDC Core Strategy.

9. 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:- In the interests of highway safety. In accordance with paragraph 32 of the NPPF and policy DC1 of the SMDC Core Strategy.

10. The gates shall be located a minimum of 5m rear of the carriageway boundary and shall open away from the highway in accordance with the approved drawing RLM803/5.
Reason:- In the interests of highway safety. In accordance with paragraph 32 of the NPPF and policy DC1 of the SMDC Core Strategy.

11. In the event that soil contamination, including surface coal measures, is found at any time when carrying out the approved development it shall be reported in writing immediately to the Local Planning Authority. Development shall not re-commence 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 recommence 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 submitted to 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 shall be submitted to and approved in writing of the Local Planning Authority.

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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. During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
Reason:- In the interests of protecting the amenity of nearby properties and highway safety. Having regard to policy DC1 of the SMDC Core Strategy and Chapter 7 of the NPPF.

13. A "soft demolition" approach will be taken that requires the buildings to be demolished by hand to avoid potential impacts on bats. If bats are found work shall stop and an ecological consultant licensed by Natural England shall be contacted to draw up a mitigation plan. A pre-demolition survey shall be carried out according to the methods in the Collins, J. (Ed) (2016) Bat Surveys for Professional Ecologists - Good Practice Guidelines, Bat Conservation Trust.
Reason:- To ensure that appropriate unavoidable impacts are mitigated, in accordance with SMDC Core Strategy policy NE1 and Chapter 11 of the NPPF.

14. No development shall take place until details of mitigation measures to be incorporated within the scheme which shall include no less than 2no. bat boxes and 3 no. bird boxes, in respect of roosting bats and nesting birds have been submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the details approved prior to first occupation of the development.
Reason:- To ensure the protection and enhancement of protected species in accordance with policy NE1 of the SMDC Core Strategy and Chapter 11 of the NPPF.

15. The development hereby permitted shall be carried out in accordance with drawings numbered RLM803/1, 803/5, 803/6 & 803/7
Reason:- For the avoidance of doubt.

Informative

1. This application is considered to constitute a sustainable form of development and so accords with the objectives of the NPPF.

2. The access crossing to the site from the highway shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further

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link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing.
Although the pack refers to droppped crossings, a S184 notice is required for an access leaving the carriageway and crossing highway verge. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)
http://www.staffordshire.gov.uk/transport/staffshighways/licences/

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.
13.