STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Miss Alexandria Sigley
Hewitt & Carr Architects
2 - 4 Cross Street
Cheadle
Staffordshire
ST10 1NP

Mr Boote
Catswall Farm
Huntley Road
Denford
Leek
ST13 7JX

Application no: SMD/2016/0790

Determined on: 10th October 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:
Catswall Farm, Huntley Road, Denford, Leek, Staffordshire ST13 7JX

Description of Development:
Proposed conversion of two barns into three holiday lets and alterations to existing barn to form garage and shed unit ancillary to farmhouse

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 permitted shall be carried out in accordance with the following revised plans: Dwg Nos. PL(0) 03 Rev G, PL(0)04 Rev I, AL(0)05 Rev C, and AL(0)08.

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Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The units hereby permitted shall be used for short stay holiday accommodation not exceeding four weeks at any one time and for no other purpose including any purpose in Class C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987. The units shall not be occupied at any time as a permanent or main residence. No person or persons who has occupied any of the units shall occupy any of the units again at any time within six months of the day of the last occupation of the units. A register of occupants and their permanent addresses shall be maintained at all times for Inspection by the Local Planning Authority upon request.
Reason:- The premises are not considered suitable for permanent residential occupation.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the buildings shall be carried out and no extensions, porches, ancillary buildings, satellite antenna, solar or photovoltaic panels, gates, fences, walls or other means of boundary enclosure shall be erected on the site unless a further planning permission has first been granted on application to 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, and to ensure that adequate private open space is retained within the curtilage of the building.

5. No development shall take place unless and until details of joinery for each window and door of a different design and size has been submitted to and approved in writing by the Local Planning Authority. The details shall include the position of the unit within the opening and show retention of historic features such as hinges, catches and shutters. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

6. No development shall take place unless and until a scheme of works outlining the treatment of floors, walls and roof structure for each building has been submitted to and approved in writing by the Local Planning Authority. This shall include details of historic stone surfacing to be re-used and treatment of damp. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

7. The garage/pig sty building shall be restored in accordance with the revised drawing, referenced as AL(0)05 Rev C prior to the first occupation of the second barn conversion hereby approved. The exact position of the new door to the side elevation of the garage/ pig sty shall be agreed in writing by the Local Planning Authority prior to it being installed and shall thereafter be installed in accordance with the approved details and so retained.

Reason:- To safeguard the integrity and character of the listed buildings.

8. All pointing shall be of a strength and style appropriate to the type of walling material used (see Council leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample panel, at least one square metre, shall be completed on site and shall be inspected and approved in writing by the Local Planning Authority before development commences and shall remain on site during the period of restoration. Development shall be carried out in accordance with the approved sample panel.
Reason:- To maintain the character and integrity of the Listed Building.

9. The development hereby approved shall be carried out in accordance with the measures outlined in the Structural Engineer's Report dated 02 April 2017. Any additional works arising from the remedial work to the barns which are not specified in the Structural Engineer's Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: - To safeguard the integrity and character of the listed buildings.

10. No development shall take place unless and until details of the make/model and sizes of all rooflights has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

11. No development shall take place unless and until details of all rainwater goods have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all soil pipes shall be fitted internally. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

12. No development shall take place unless and until details of all ventilation ducts, cowls and stove pipes has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

13. No development shall take place unless and until a scheme for the treatment of the vent slits has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

Reason:- To safeguard the integrity and character of the listed buildings.

14. The development shall take place under the supervision of an appointed ecologist

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with appropriate further up-dating bat survey as necessary and in accordance with the working methods including details of seasonal phasing as set out in the submitted Bat and Bird Survey by S.Christopher Smith dated 3rd June 2013 and shall incorporate the proposed bat roosting opportunities also as set out in the report which shall be retained for the lifetime of the development.

Reason: to safeguard the population of European Protected Species.

15. 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 protecting the setting of the listed buildings.

16. 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 protecting the setting of the listed buildings.

17. Gates at both accesses shall be set back a minimum of 5m and shall open inwards away from the highway.

Reason:- To comply with NPPF Paragraph 32; to comply with SMDC core Strategy Policy DC1; in the interests of highway safety.

18. 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. These areas shall thereafter be retained free from obstruction for the parking and turning of vehicles.

Reason:- To comply with NPPF Paragraph 32; to comply with SMDC core Strategy Policy DC1; in the interests of highway safety.

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19. Before the proposed development is brought into use, details shall be first submitted to and approved in writing by the Local Planning Authority indicating bound and porous surfacing for both accesses. The accesses shall thereafter be surfaced in accordance with the approved details and shall be maintained for the life of the development.

Reason:- To comply with NPPF Paragraph 32; to comply with SMDC core Strategy Policy DC1; in the interests of highway safety.

20. The development hereby permitted shall not be brought into use until visibility splay of 2.4mx26m to the east from the self catering entrance has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason:- To comply with NPPF Paragraph 32; to comply with SMDC core Strategy Policy DC1; in the interests of highway safety.

Informatives

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

2. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. Site clearance and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February to mid August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place.

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.