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

Mr Ian Ankers
Ian Ankers Architecture
Rushton Spencer
Cheshire
SK11 0RP

Mr & Mrs Barnacle
Holly Cottage The Hollins
Leek

Application no: SMD/2017/0779

Determined on: 24th January 2018

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:
Holly Tree House School Lane HORTON STAFFORDSHIRE ST13 8PY

Description of Development:
Conversion and extension of existing barn and former cottage to create a single new dwelling.

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 approved plans: Location Plan; HTH-07A Site Plan; HTH-08A Floor Plans; HTH-09C Elevations

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

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3. Prior to commencement of development, joinery details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: details of the cill and lintels and confirmation of the position of the window/door in each opening. No development shall take place except in complete accordance with the approved details.

Reason:- To maintain the character and integrity of the existing building, in accordance with policies R2, DC1 and DC3 of the adopted Core Strategy

4. Prior to commencement of development, details of all rainwater goods, external drainage goods and soil pipes and means of ventilation on the visible elevations shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: the materials to be used; colour of paint; means of ventilation; and any associated cowling. No development shall take place except in complete accordance with the approved details.

Reason:- To maintain the character and integrity of the existing building in line with policies R2, DC1 and DC3 of the adopted Core Strategy

5. 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.

Reason:- To maintain the character and integrity of the existing building, in accordance with policies R2, DC1 and DC3 of the adopted Core Strategy

6. Prior to commencement of development, details of the roof lights shall be submitted to and approved in writing by the Local Planning Authority. Roof lights shall be conservation style and shall be designed to fit flush with the plane of the roof. No development shall take place except in complete accordance with the approved details.

Reason:- To maintain the character and integrity of the existing building in accordance with policies R2, DC1 and DC3 of the Core Strategy

7. Prior to commencement of development, samples of the facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of block size and coursing. No development shall take place except in complete accordance with the approved details.

Reason:- To maintain the character and integrity of the existing building in accordance with policies R2, DC1 and DC3 of the adopted Core Strategy

8. Prior to commencement of development, a soft landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of all boundary treatment works, and incorporate a mixed hedgerow. All planting, seeding or turfing comprised in the approved details of

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landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:- In the interests of high quality design in accordance with policy DC1 of the Core Strategy

9. Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Reason:- In the interests of biodiversity conservation in accordance with policy NE1 of the adopted Core Strategy and Chapter 11 of the NPPF

10. Prior to commencement of development, a biodiversity enhancement scheme shall be submitted to and agreed in writing by the local planning authortiy. Details shall incorporate roosting bricks and sparrow terrace and a timetable for implementation. The approved scheme shall be implemented in accordance with the approved timetable.

Reason:- In the interest of nature conservation in accordance with policy NE1 of the adopted Core Strategy and Chapter 11 of the NPPF

11 .Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: To protect the character and appearance of the building.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or as may subsequently be amended or re-enacted) no gates, walls, fences or other means of enclosure normally permitted by Class A of Part 2 Schedule 2 to that Order shall be erected unless a further planning permission has first been granted on application to the Local Panning Authority.

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Reason: To protect the character and appearance of the setting of the building.

Informative

1. This application has been assessed against all relevant local development plan policies and other material considerations including the NPPF. The Council has taken pro-active steps to offer solutions to the applicant in line with paragraph 187 of the NPPF. The application as amended has been considered to comply with all relevant national and local planning policies; constitute sustainable development; and has therefore been approved subject to appropriate conditions

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.