STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

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Chief Executive

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Whitehurst Lane
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Staffordshire
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Application no: DET/2017/0040

Determined on: 15/02/2018

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

PRIOR APPROVAL REQUIRED FOR CHANGE OF USE AND DETAILS SUBMITTED APPROVED

APPROVAL

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

Change of Use of Agricultural Building to a Dwellinghouse at Stone Wall Farm Whitehurst Lane Dilhorne

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

00687 AS(0)05
00687 AS(0)06

And subject to the following conditions

1. The existing built structures of the building hereby approved for conversion shall be retained as existing and there shall be no demolition for rebuilding of the structures save for the formation of the openings and room layouts as shown in the approved plans and the making good of exterior finishes.
Reason:- In the interests of proper planning and compliance with the permitted development criteria and for the avoidance of doubt.

2. All new external doors and windows shall have a timber finish.
Reason:- In the interests of the appearance of the building.

3. The raised stone parapets at the roof verges on the building shall be retained.
Reason:- In the interests of the appearance of the building.

4. Before the commencement of works, details of the following shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented in the development hereby approved:
- Joinery details
- Rooflights
- Rainwater goods
- Vents, cowls and flues
- Pointing
- Site boundaries

Reason:- In the interests of the appearance of the building.

5. The development hereby permitted shall not be brought into use until improvements are made to the visibility at the access comprising cutting back of vegetation in front of the hedge on the frontage of Whitehurst Lane to the north of the access to a visibility splay of 2.4m x 50m to a maximum height of 1m above the adjacent carriageway level in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be brought into use until the the approved visibility splay has been installed and shall thereafter be kept free of all obstructions to visibility over a height of 1m above the adjacent carriageway level and maintained for the life of the development.
Reason:-
In the interests of highway safety.

Informatives

1. The following ecology enhancements are advised for the development:
A Schwegler 1FQ bat roosting brick is advised to be installed onto the south facing position on the converted building. The roosting box should be installed as high as possible, but at least 3m from the ground. The installed bat roost box should not be illuminated. These roosting boxes are self-cleaning.

2. Three 9A Schwegler house martin nests should be located close together are advised to be installed on the east gable side of the converted building. A 1SP Schwegler Sparrow Terrace could be installed on the west side of the building . The nesting sites should be placed at least two metres or more above the ground. The installed nesting boxes should not be illuminated. The house sparrow nestbox once

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installed should be maintained by cleaning out between 1st September and 1st January, with a check made to ensure that it is no longer in use by nesting birds before maintenance. House martin nest sites are maintenance free.

X

Signed by: Jane Colley

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.