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

Mr Andrew Dukesell
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DE6 3BU

Application no: SMD/2017/0771

Determined on: 14th June 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:
Well Street Mill Well Street Leek Staffordshire ST13 6JU

Description of Development:
MAJOR -Conversion of redundant 4 storey textile mill into 12no residential apartments, and removal of external fire escape , demolition of redundant 2 storey mill annexe building, conversion of 5no redundant first floor office/studio rooms into 2no residential apartments, with external works

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.

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2. The development hereby permitted shall be carried out in accordance with the following approved plans:
PL 01E, PL 02C, PL 03D, PL 04G, PL 05F and PL 06B
Reason:- For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be implemented in accordance with the approved details before the development is first brought into use.
Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

4. Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority
a) Full details of all new window and external doors including surrounds
b) Details of all vents, cowls and ducts.
c) Rainwater goods to be painted cast iron. Soil pipes shall be internal only
d) Sample pointing panel to be provided for inspection to remain on site during the period of construction
e) Scheme of making good for scarring left behind by removal of frontage building and fire escape
f) Detail of front boundary wall including height, materials and finish
g) Details of the new external staircase serving units 13 and 14
h) Landscaping – street trees
i) Rooflights
j) Schedule of internal historic features and proposals for their retention/ removal (including staircases, cast iron columns, roof trusses and windows)
k) Scheme of recording of Well Street Mill frontage building and Well Street Mill once stripped out.
l) Scheme of works to convert the historic fabric of the building including floors, walls, ceilings and roof.
m) Scheme of external lighting
The development shall thereafter be carried out in full accordance with the approved details and all works agreed herein shall be completed prior to first use of the building.
Reason:- To protect the character and integrity of this Listed building and in the interests of the character and appearance of the Conservation Area and protected species

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5. No development shall be commenced until details of the proposed bin store and enclosure of the substation 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 before the development is first brought into use.
Reason:- To protect the character and integrity of the setting of this Listed building and in the interests of the character and appearance of the Conservation Area

6. Unless prior permission has been obtained in writing from the Local Planning Authority, 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 unsocial hours.

7. None of the units hereby approved shall be occupied until such time that the access and car parking as shown on the approved plans has been constructed, surfaced, marked and laid out and made available for use in accordance with a scheme which shall first be agreed in writing with the Local Planning Authority.
Reason:- In the interests of highway safety

8. The development shall be carried out in full accordance with the mitigation measures detailed at Section 5.2 of the Activity Survey for Bats dated June 2018 prepared by Matthew James Haydock. The Bat and bird boxes recommended as part of the mitigation shall be installed before any of the units hereby apporved are occupied.
Reason:- In the interests of protected species and biodiveristy enhancement

9. The car park hereby approved shall provide charging points for electric cars, details of which shall be previously submitted to and agreed in writing with the Local Planning Authority and shall be installed prior to the development first being brought into use
Rason:- In the interest of sustainable development and carbon saving

10. None of the units hereby approved shall be occupied until such time that gates or other means of restricting access to the car park to residents and visitors only has been installed in accordance with a scheme/details which shall first have been agreed in writing with the Local Planning Authority.

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Reason:- In the interests of highway safety and to prevent unauthorised parking.

Informative

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

The works hereby permitted also require the benefit of Listed Building Consent. Whilst the Local Planning Authority has resolved to grant Listed Building Consent, the application is currently under consideration by the Secretary of State and no development should take place until such Consent has been given.

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 BControl@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

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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.
13.