STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Chief Executive

Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

J. Harrison
Holme Farm
Mayfield Road
Ashbourne
DE6 2BN

Application no: SMD/2018/0485

Determined on: 19/09/2018

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:
56A High Street, Cheadle, Staffordshire ST10 1AF

Description of Development:
Conversion of upper storeys from office use (B1) to 2no. residential flats (C3).

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 approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-

00625 – AL(0)01 Rev A
00625 - AL(0)01 Rev A;

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00625 - AL(0)02;
00625 - AL(0)03 Rev A;
00625 - AL(0)04.

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

3. Prior to the commencement of development joinery details of all new external windows and doors (including positioning of window and doors within the openings) including all new and/or replacement roof lights together with cill and lintel details shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include elevation drawings of the proposed new roof lights. The development shall then be carried out in full accordance with the approved details, be completed prior to the first occupation and retained for the lifetime of the development.

Reason:- In the interests of good design for a visually prominent Conservation Area building and in the interests of clarity as to what is approved.

4. Prior to the commencement of development material details of the parapet walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved details and prior to the first occupation of the residential flats and retained for the lifetime of the development.
Reason:- In the interests of good design.

5. Details of how the demolition scars (arising as a result of the partial lean-to demolition) will be treated shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in full accordance with the approved details and be completed prior to the first occupation of the development.
Reason:- In the interests of visual amenity.

6. No phase of the development hereby permitted shall take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

II. the arrangements for prior notification to the occupiers of potentially affected properties;

III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

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IV. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;

V. a scheme for recycling/disposal of waste resulting from the construction works;

VI. the parking of vehicles of site operatives and visitors;

VII. the loading and unloading of plant and materials;

VIII. the storage of plant and materials used in constructing the development;

IX. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

X. details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works.

All works shall be carried out in accordance with the approved details at all times throughout the duration of the development.

Reason:- To protect the amenities of the area.

7. Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and be designed to achieve noise levels of less than 30db Laeq in bedrooms (23:00 to 07:00), 35 dB LAeq in bedrooms (07:00 to 23:00) and less than 40 dBLAeq in living areas.

A report shall be produced containing all raw data and showing how calculations have been made shall be submitted to the Local Planning Authority. The development shall then be carried out in accordance with the approved details and be completed prior to first occupation of the development.

Reason:- To protect occupiers from noise and safeguard their residential amenities.

8. Prior to the commencement of development, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include positioning, type of light and level of luminance. The development shall be carried out in accordance with the approved details.

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Reason:- In the interests of amenity.
9. Prior to the commencement of development details for the loction and storage of refuse bins shall be submitted to and approved in writing by the Local Planning Authroity. Thereafter the development shall proceed strictly in accordance with the approved details and the refuse facilties shall be retained for the lifetime of the development.

Reason:- In the interests of residential amenity.

Informatives

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework - July 2018) and any other material considerations. As the application is acceptable there was no need for any negotiation and accordingly a sustainable form of development is approved.

2. This Permission does not confer on the Applicant the right to build on or over land owned by a third party without the third party's consent. You should therefore seek the prior agreement of your neighbour(s) before entering their land.

3. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site.

4. In respect of condition number 3 elevation drawings to show the proposed roof lights are required in order to clarify the roof light locations. There is inconsistancy between the floor plans (which show roof light locations) and the external roof slopes.

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 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 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.