STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Tarpey Woodfine Architects
King Street
Newcastle under Lyme
Staffordshire
ST5 1EL

Lask Edge Methodist Church Lask Edge Road
Leek
Staffordshire
ST13 8QH

Application no: SMD/2018/0316

Determined on: 28th September 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:
Lask Edge Methodist Church Cowallmoor Lane Ladymoor Gate Lask Edge Staffordshire

Description of Development:
Proposed change of use from place of worship to residential

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: 1000-06A Location & Block Plan; 1206-05E Existing & Proposed Site Plan; 1026-04A Plans and Sections; 18378-101-P01 Drainage & External Works Layout; 18378-101-P101 Drainage & External Works Details

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

3. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed in writing by the Local

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Planning Authority and following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.

Reason: - In the interests of preserving environmental and biodiversity assets in accordance with policy NE1 of the Staffordshire Moorlands Core Strategy and Chapter 15 of the NPPF

4. Prior to the commencement of development a Percolation Test shall be carried out and a report containing the results of the test shall be submitted to, and agreed in writing by, the Local Planning Authority. The drainage scheme shall be carried out in accordance with the approved plans (Drawing Ref: 18378-100-P01 & 18378-101-P01).

Reason:- In the interest of public amenity and the environment, in line with Policies SD4 and DC1 of the Staffs Moorlands Core Strategy

5. The exit visibility splay as shown on the Revised Proposed Site Plan (Drawing Ref: 1026-05 Rev E) shall be maintained and kept free of all obstructions to visibility over a height of 900mm above the adjacent carriageway level and be provided in accordance with the Revised Site Plan prior to the development being brought in to use.

Reason:- In the interests of Highway Safety in line with policy T1 of the Core Strategy and paragraph 109 of the NPPF.

6. Prior to occupation, the parking and turning areas shall be provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the lifetime of the development.

Reason: - In the interests of Highway Safety in line with policy T1 of the Core Strategy and paragraph 109 of the NPPF.

7. Prior to commencement of development, details of the materials to be used in the construction of the private access drive shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of Highway Safety in line with policies DC1 and T1 of the Core Strategy and paragraph 109 of the NPPF.

8. Prior to occupation, the access drive shall be surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.

Reason:- In the interests of Highway Safety in line with policies DC1 and T1 of the Core Strategy and paragraph 109 of the NPPF.

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9. Prior to commencement of development, a scheme detailing all boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment to the grave yard shall be a dry stone wall supplemented with native shrub planting. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of high quality design in line with policy DC1 of the Core Strategy and paragraph 127 of the NPPF

10. Prior to commencement of development, details of joinery; vents and ducts; rainwater goods; and roof lights; shall be submitted to and agreed in writing by the Local Planning Authority. Notwithstanding the details shown on the approved plans roof lights shall only be incorporated into rooms which do not benefit from alternative sources of natural light. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of preserving heritage assets in line with policy DC2 of the Staffs Moorlands Core Strategy and relevant policies within Chapter 16 of the NPPF.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any amendment) no development as specified in Part 1, Schedule 2 Classes A-E and Part 2, Classes A-C shall be carried out unless consent has been granted by the Local Planning Authority following the submission of a planning application

Reason:- In the interests of ensuring a high quality design of development and residential amenity, in line with policies SS1 and DC1 of the Staffs Moorlands Core Strategy

Informative

1. The application has been assessed and determined against all relevant local development plan policies and other material considerations. The LPA have worked pro-actively with the applicant to overcome planning issues in line with paragraph 38 of the NPPF

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 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.