STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mrs Shirley
C/O AGENT

Application no: SMD/2018/0555

Determined on: 6th November 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:
Ridgefields Farm, Leek Road, Cellarhead, Staffordshire ST9 0DG

Description of Development:
Proposed erection of a single storey front extension and first floor rear extension and rebuilding of shippon to be used as additional residential accommodation

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, 1545-01 and 1545-02.

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

3. The external facing and roofing materials to be used on the existing dwelling shall match in colour, form and texture those of the existing dwelling and there shall be no variation without the prior consent in writing of the Local Planning Authority. The existing external materials of the shippon shall be reused for the re-building of its elevations. Details of any new material to be used, if required to supplement the existing materials, and a sample of roof tile to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to any such materials being used. The approved details shall be fully implemented.

Reason:- To ensure that the works harmonise with the existing development. To ensure that the works are in keeping with adjacent development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Schedule 2, Part 1 Classes A, B, C, D, E and G, and Part 2, Classes A and B, of the GPDO shall be carried out wtihin the site without express planning permission first being obtained from the Local Planning Authority.

Reason:- To enable the Local Planning Authority to control development on the site in the interests of a) protecting the openness of the Green Belt, b) protecting the residential amenities of the neighbouring property 'Croft Cottage', c) protecting the character and appearance of the area and d) in the interests of highway safety.

5. The development shall take place incorporating the mitigation measures and in accordance with the working methods all as detailed on pages 33 to 38 in the submitted Bat and Bird Survey by S.Christopher Smith dated 16th July 2018, or as stipulated by any Natural England European Protected Species (EPS) Licence, in which case the work shall be implemented in accordance with the EPS Licence; in either event the works shall be implemented and retained as approved for the lifetime of the development.

Reason: To safeguard the population of European Protected Species.

6. At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

Reason: To minimise disturbance by artificial light to protected species, including bats, and to minimise sky-glow across the site.

7. Prior to commencement of development a phase I contamination appraisal shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. Should the report recommend any further investigations these shall be carried out (and the results submitted to the Local Planning Authority and approved in writing). If the investigations conclude that any mitigatio nmeasures are required full details shall be submitted to and approved in writing by the Local Planning Auhtority and any mitigation

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measures shall be fully implemented as approved prior to the first occupation of the development.

Reason: In the interests of public health.

8. The doors and windows to be used in the Shippon shall be fabricated in timber and set behind a 75mm reveal and the rainwater goods shall be case metal and finished in black unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the character and appearance of the building

Informatives

1. The applicant has worked with the applicant to secure a sustainable form of development. Para 38 of the NPPF has been adhered to.

2. The confirmed presence of bats in the buildings proposed to be developed means that work can only take place if carried out in accordance with Natural England's licensing procedures for work which will affect European Protected Species details of which can be obtained from Natural England at https://www.gov.uk/bats-protection-surveys-and-licences. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

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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.

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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.
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