STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Karolina Alder
Croft Architecture Limited
6-7 Pearl House
Anson Court
Stafford
Staffs
ST18 0GB

Mr Wainwright
120 Enterprise House

Application no: SMD/2018/0669

Determined on: 24/01/2019

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:
Milward Hall Youth Centre Salisbury Street Leek Staffordshire ST13 5EE

Description of Development:
Application for Removal or Variation of Conditions 10,12 and 13 of Permission SMD/2017/0460

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 approved shall be carried out in exact accordance with the following submitted amended plans:

2372-000
Amended Site Plan: 2372-406-C
2372-004 Revision C
2372-101 Revision C
2372-103 Revision C
2372-105 Revision C

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for

clarity and the avoidance of doubt.

2. Before the commencement of development, samples of all finishing materials for the elevations of the building, proposed extension and proposed roof including bricks, tiles/slates, lintels, feature bricks, panels and window materials shall be submitted to and approved in writing by the Local Planning Authority and the agreed materials shall be used in the construction of the development.
Reason:-
In the interests of the character and appearance of the Conservation Area.

3. The development hereby permitted shall not be commenced until a scheme of foul drainage and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is occupied.
Reason:-
To ensure satisfactory drainage of the site and to avoid flooding.

4. The development hereby permitted shall not be commenced until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
- Means of enclosure
- Hard surfacing materials
Soft landscape details shall include:
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables
Reason:-
To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

5. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.
Reason:-
To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

6. All proposed first and second floor windows on the western elevation of the building and side extension as shown on the drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent in accordance with details to be submitted to and approved by the Local Planning Authority before the

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

commencement of works and the approved glazing shall be inserted into the development before the first occupation of the building or extension. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:-
To protect the amenity and living conditions of the adjacent residential properties from overlooking or perceived overlooking.

7. Before the commencement of works, details of the sliding entrance gate including manufacturers specification shall be submitted to and approved in writing by the Local Planning Authority and the gate shall be installed in accordance with the approved details prior to first occupation of the development.
Reason:-
In the interests of protecting residential amenity from noise and in the interests of highway safety.

8. Before the development is first brought into use, a bin store and bike store shall be provided in accordance with the approved site plan and in exact accordance with details, including elevational drawings, to be first submitted to and approved in writing by the Local Planning Authority.
Reason:-
In the interests of the visual and residential amenities of the area and to encourage sustainable modes of transport such as cycling.

9. The development hereby permitted shall not be brought into use until details of the reinstatement of the part of the existing site access to be blocked off, are submitted to and approved by the Local Planning Authority. The details shall include the re-instatement of a full height kerb and the access crossing between the site and carriageway edge being made redundant. The part of the existing site access made redundant shall thereafter be reinstated as footway with full height kerb in exact accordance with the approved plans for the lifetime of the development.
Reason:-
In the interests of highway safety.

10. Before the proposed development is brought into use the proposed sliding gate shall be installed as a remotely controlled electrically operated gate and shall thereafter be retained and maintained in full working order for the life of the development.
Reason:-
In the interests of highway safety.

11. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided and parking bays allocated in accordance with drawing no. 2372-406-C and these shall be retained for the lifetime of the development.
Reason:-
In the interests of highway safety.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

12. The development shall be carried out in accordance with the method statement in Section 4 of ""Bat Survey"" by Apex Ecology dated July 2017 (report reference HB 170706).
Reason:-
To protect bats and their possible roosts inside the building particularly in the roof.

13. 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.

14. Noise insulation measures as specified in ""M Safe Acoustic Consultancy Report Ref 9451"" dated 27th July 2018 shall be implemented in the development before it is first brought into use and shall achieve noise levels of less than 35 dB LAeq 16 hours in bedrooms (07:00 to 23:00), 30dbLaeq, 8 hours in bedrooms (23:00 to 07:00) and less than 40 dBLAeq in living areas.
Reason:-
To protect occupiers from noise and safeguard their residential amenities.

15. The construction of the development hereby approved shall be undertaken in exact accordance with ""Premium Design & Build Ltd Construction Phase Plan Millward Hall"" report Version 2 dated 09.11.18 throughout the course of the development and any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to any deviation from it.
Reason:-
To protect the amenities of the area from dust

16. The proposed development shall not be brought into use until full details of proposed external illumination, including position, design, hours of use and details to demonstrate that it will not increase the pre-existing illuminance at adjoining light sensitive locations when in operation, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
Reason:-
To safeguard the amenity of neighbouring residential occupiers and that of the surrounding area.

17. The vehicular entrance gate hereby approved shall not be installed with any warning bleepers.
Reason:-

To safeguard the amenity of neighbouring residential occupiers.

Informatives

1. Part of the existing dropped crossing to the site shall be reinstated to footway with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH.
(or email to nmu@staffordshire.gov.uk)

2. Staffordshire Police have no objection to the removal or variation of conditions stated above. It is noted that after our initial consultation response, cycle storage was seemingly moved from inside the building to an outside shelter (to be relocated under this application), which is inherently a less secure arrangement. However, if the shelter is enclosed and access to it restricted, with hoops enabling cyclists to lock both wheels and the frame in situ, and it will be set within a semi-secure parking area, the reduction in perceived cycle security should be offset to a degree. The details required to be submitted under Condition 7 above should address and be consistent with the security advice given above.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.