STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr John Imber
JMI Planning Ltd
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr Alcock
Higher Parkhead Farm
Ipstones
Staffordshire
ST10 2NG

Application no: DET/2019/0021

Determined on: 29/08/2019

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

PRIOR APPROVAL REQUIRED FOR CHANGE OF USE

REFUSAL

Staffordshire Moorlands District Council hereby **REFUSE** approval for the development proposed below:

Notification for prior approval for a proposed change of use of agricultural building to 1no dwelling at Higher Parkhead Farm Dog Lane Ipstones Edge Ipstones

in accordance with the submitted application, details and accompanying plans for the following reasons:-

1. The impact on bats, a protected species which use rural buildings, cannot be determined as no bat survey details have been submitted. There is therefore concern over the impact on bats as a result of this proposal and it is therefore deemed that the proposal, due to the rural location of the building, makes it undesirable for the building to change from agricultural use to a residential use, in conflict with Class Q.2 (1)(e) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

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Informatives

1. The proposal can be further improved by:

- Applying a more appropriate finish and roofing materials to the concrete lean-to part of the building
- Swapping the three kitchen rooflights with one long roof-light
- Replacing the hall rooflight with a window in the front door
- Moving the two parking spaces next to the access

2. The hard-standing (with timber lean-to over) should be excluded from the red line application site in any resubmission.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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

6. 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.

7. 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

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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.