STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Ian Ankers
Ian Ankers Architecture
Rushton Spencer
Cheshire
SK11 0RP

Mr & Mrs Whiteley
Heaton Lowe Farm Heaton
Rushton Spencer
Macclesfield
SK11 0RE

Application no: SMD/2019/0039

Determined on: 31st October 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:
Heaton Lowe Farm Heaton Village Road Heaton Staffordshire SK11 0RE

Description of Development:
Proposed two storey rear extension and internal alterations to house.

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:

HLF	Location Plan
HLF-13B	Ground Floor Plan
HLF-14A	First Floor Plan
HLF-15D	Elevations Plan
HLF-16A	Site and Block Plan
HLF-17A	Window Details

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

3. No development shall commence until a Bat Method Statement for the demolition and works to the farmhouse has been submitted to and agreed in writing by the Local Planning Authority. The statement shall include: results of DNA analysis of bat droppings from both areas of the farmhouse roof to provide an accurate baseline; that works to the farmhouse roof are to be undertaken solely between May and September inclusive; that a roof void check and bat emergence survey shall be carried out on the farmhouse roof prior to work commencing on this area; that artificial lighting during construction shall be limited; and that ecologist supervision of works will be undertaken where the ecologist considers there to be potential for bats to be impacted. All development shall be carried out in accordance with approved details.

Reason:- In the interests of protecting protected bat species in line with Policy NE1 of the Core Strategy and Chapter 15 of the NPPF

4. No development shall commence until full details of the new roof join construction and bat enhancement features within the new and existing roofs (excluding the western farmhouse roof section) are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of protecting protected bat species in line with Policy NE1 of the Core Strategy and Chapter 15 of the NPPF

5. No development shall commence until a Great Crested Newt 'Reasonable Avoidance Method Statement' has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason:- In the interests of protecting protected bat species in line with Policy NE1 of the Core Strategy and Chapter 15 of the NPPF

6. No development shall commence until details of bird nesting enhancement to provide nesting features on or within the new extension and/or the existing house, for at least two species from the list of: Barn Owl, House Sparrow, Starling, Swift, House Martin or Swallow, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of protecting protected bat species in line with Policy NE1 of the Core Strategy and Chapter 15 of the NPPF

Informative

The Local Planning Authority have worked constructively and pro-actively with the applicant

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

to overcome outstanding planning issues to achieve a sustainable form of development, in line with the requirements of the NPPF

This permission should be read in conjunction with Listed Building Consent Ref: SMD/2019/0040 and all pre-commencement conditions attached to both consents should be discharged prior to starting works.

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.