STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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ST10 1AR

Mr & Mrs Warrilow
Brandon House Farm
Town End Road
Foxt
ST10 2HN

Application no: SMD/2019/0483

Determined on: 5th November 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:
Brandon House Farm, Town End Road, Foxt, Staffordshire, ST10 2HN

Description of Development:
Conversion of existing stone barn into a two-bedroom dwelling

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. Notwithstanding any drawn or written detail submitted with the application, the development permitted shall only be carried out in accordance with the drawn and written details shown on the following approved drawings: revised BLOCK PLAN & LOCATION PLAN numbered 19/04/02/03/A that was submitted on the 29th October 2019; and elevation and floor plans numbered 1903/07/02/A. Other than that which is shown and detailed in those approved plans, there shall be no demolition, dismantling or rebuilding carried out to the stone barn without a further grant of planning permission by the Local Planning Authority.

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

3. The external lean to structure shall only be altered and enlarged using facing stone and plain clay roofing tiles to match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority. Rainwater goods shall be cast metal and finished in black.

Reason:- To ensure that the works harmonise with the existing development.

4. All window and door frames, solid door sections that are installed as part of the development shall be timber that is painted in just one of either of the following colours taken from the chart BS4800: Pale Greens coded 14-C-35, 12-B-21, or 16-C-35; or Greys coded 00-A-09 or 02-A-07.

Reason:-To protect and enhance the appearance of the building and the area.

5. All of the window casements and door frames installed as part of the development shall be set back a minimum of 100 mm from the edge of the stonework around the existing and reinstated openings. The timber windows shall be flush fitting casements only.

Reason:- To ensure that the character and appearance of the existing building is respected and retained.

6. Once the development is complete and the conditions 2-5 of this planning permission have been complied with, the stone barn shall be retained and maintained in that finished condition and appearance in full accordance with the drawn and written details shown on the approved drawing numbered 1903/07/02/A. All external fittings, installations, colour and materials shall be maintained and retained in a good state of repair or reinstated with like for like replacements where they are damaged or removed. There shall at no time be any other alteration, improvement or enlargement made to the stone farm building without a further grant of planning permission from the Local Planning Authority. For the avoidance of doubt this restriction includes any alteration, improvement or enlargement of a type that would be permitted at a dwellinghouse by Part 1, Schedule 2, of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and reenacting that order with or without modification).

Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area.

7. Once the development is complete and before the stone farm building is occupied and brought into use two ‘open nest boxes’ shall be located close together on a gable end of the stone farm building and one ‘1SP Schwegler Sparrow Terrace’ shall be installed on the other gable end of the building in the positions shown on the drawing numbered1903/07/02/A. The nesting sites shall be placed at least two metres or more above the ground. The installed nesting sites shall not be illuminated. The house sparrow nest box once installed shall be maintained by cleaning out between 1st September and 1st January, with a check made to ensure that it is no longer in use by nesting birds before maintenance.

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Reason:- To ensure that development promotes appropriate maintenance, enhancement or restoration and/ or recreation of biodiversity through its proposed nature,scale, location and design. Providing net biodiversity gains where possible.

8. All works to the stone barn shall be carried out avoiding the bird breeding season which runs March-September inclusive. Where this is not possible and works are to be scheduled during the bird breeding season, a detailed survey shall be carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place..

Reason:- To ensure that development promotes appropriate maintenance, enhancement or restoration and/ or recreation of biodiversity through its proposed nature, scale, location and design. Providing net biodiversity gains where possible.

9. All rain water goods and stove pipes to be installed on the stone farm building as part of the development shall be made from or finished as matt black metal.

Reason:- To protect and enhance the appearance of the building and the area.

10. Before the development is brought into use, the buildings to be demolished shown crossed on the BLOCK PLAN 19/04/02/03/A shall be demolished and removed from site to provide a garden and amenity area for the new dwelling and the parking spaces shown on the approved BLOCK PLAN 19/04/02/03/A as “Parking for Brandon House Farm” and “Parking for Barn” respectivley shall be provided acordingly and retained, maintained and made available at all times for the parking of vehicles associated with these properties.

Reason:- In the interests of protecting residential amenity and providing appropriate off road parking facility.

11. Before the development is brought into use, the natural stone boundary wall that is shown on the BLOCK PLAN 19/04/02/03/A as being provided along the western boundary of the site shall be built to a height and detail that is in accordance with details that shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect and enhance the appearance of the site and the area.

12. 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 Part 1 Class(es) A, B, D and E and Part 2 Schedule 2 to that Order other than those expressly authorised by this permission, shall be carried out at the property without express planning permission first being obtained from the Local Planning Authority.

Reason:- To enable the Local Planning Authority to control the development and so

safeguard the character and visual amenities of the area.

Informative

The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework paragraph 38.

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.