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DISTRICT COUNCIL
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Consall
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ST9 0AG

Application no: SMD/2019/0057

Determined on: 23rd December 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:
Consall Hall Consall Lane Consall Staffordshire ST9 0AG

Description of Development:
Proposed change of use and redevelopment of Consall Hall, Private House, Gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges to enhance the visitor offer and secure the long term viability of the gardens. Develop 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services. Demolish existing outbuildings and construct new enhanced wedding venue, including works to the existing walled garden. Install 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow. Demolish and replace existing hall and construct new contemporary restaurant/hub building (amended design). Refurbish the existing swimming pool and changing rooms to form new spa facilities. Carry out arboricultural works to the existing gardens including tree removal, pruning and new tree planting.

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

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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. The development hereby approved shall only be carried out in complete accordance with the amended application details and drawings, as follows:

- 1824 AL01 Location Plan
- 1824 AL50E Site Plan
- AL51B Site Block Plan
- AL52B Site Access Routes
- AL53C Site Service Routes (Below Ground Electric, Gas, Water, Data)
- AL54F Drainage Site Plan (Foul Drainage, Sewage Treatment Plants, Reed Bed/Ditch Drain, Surface Water Rain Garden, Surface Water Drains)
- AL57B Garden Maintenance Plan
- AL65B Site Plan
- AL100E Hub Site Plan
- AL101B Hub Ground Floor Plan
- AL102B Hub First Floor Plan
- AL103B Hub Roof Plan
- AL104B Hub Elevations
- AL120D Wedding Venue Site Plan
- AL121D Wedding Venue Ground Floor Plan
- AL122B Wedding Venue Roof Plan
- AL123B Wedding Venue Elevations
- AL131D Wedding Reception Building Ground Floor Plan
- AL132 Reception First Floor Plan
- AL133 Reception Roof Plan
- AL134B Reception Elevations
- AL150E Treehouses Site Plan
- AL151 Treehouse Single
- AL152 Treehouse Double
- AL160E Spa Lodges Site Plan
- AL162A Spa Lodge Double
- AL170E Lake Lodges Site Plan
- AL171 Lake Single
- AL176 Lake Lodge Double
- AL180E Garden/Treehouse Lodge Site Plan
- AL184A Garden Lodge Double
- AL190D Wedding Pods Site Plan
- AL191 Wedding Pod Single
- AL192 Wedding Pod Twin
- AL193 Wedding Pod Bridal
- AL194 Wedding Pod Family
- AL201 Shepherd Hut Single
- AL202 Shepherd Hut Double
- Materials Schedule Rev B

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

3. The number of guests for weddings or events at the wedding venue shown on the approved drawings shall not exceed 150no. and no more than one event/wedding shall take place at any one time anywhere on site. The use of the hub building shall be restricted only to overnight guests of the wedding pods, lodges and/or shepherd huts as shown on the drawings hereby approved and/or day visitors in accordance with condition 7 and condition 37.
Reason:-
In order to limit the number of vehicles visiting the site, in the interests of highway safety and sustainability and also to minimise noise in the interests of residential amenity.

4. All visiting vehicles including service and staff vehicles shall use only the west access as shown in the application drawings. The east access shall be used only by maintenance vehicles associated with the maintenance works required at the site.
Reason:-
To control traffic in the interests of highway safety and to minimise noise in the interests of residential amenity.

5. The occupation of the wedding pods shown in drawing AL190D shall be restricted solely to the guests of the wedding/events taking place at the site and no pod shall be occupied by the same guest(s) for more than two nights. A register of bookings shall be available for inspection by the Local Planning Authority at all times.
Reason:-
In order to limit the number of vehicles visiting the site and to control traffic, in the interests of highway safety and sustainability.

6. The lodges and shepherd huts hereby approved as shown on the site plan shall not be occupied by any person(s) for a period of longer than one calendar months and no person(s) who has occupied any of the lodges or shepherd huts shall occupy any of the lodges or shepherd huts again at any time within one months of the day of the last occupation of the lodges/shepherd huts. A register of bookings shall be available for inspection by the Local Planning Authority at all times.
Reason:-
In order to prevent the use of any of the lodges or shepherd huts as a permanent unit of accommodation/dwelling which would be harmful to the character of the rural area.

7. Day visitors to the site to use the restaurant or spa facilities or visit the gardens who are not overnight guests shall not be allowed to access the site unless the lodges, shepherd huts and wedding pods are not fully occupied and the number of visitors shall equate to the number of person(s) capacity of the vacant lodges / huts / wedding pods on the particular day of the guests visiting the site and shall visit only via prior appointment with the site operators (except in accordance with condition 37). A register of bookings for day visitors shall be available for inspection by the Local Planning Authority at all times.
Reason:-

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In order to limit the number of vehicles visiting the site and to control traffic, in the interests of highway safety and sustainability.

8. Before the commencement of development (including any demolition, construction, provision or improvement of access, site clearance, site stripping, site establishment or installation of services) further details of the following tree protection measures shall be submitted to and approved in writing by the local planning authority:

- Confirmation of arrangements for on-site professional arboricultural supervision for implementation of all pre-construction tree safety works and construction access accommodation tree works, and for advising on and ensuring implementation of and adherence to all tree protection measures during the full duration of the construction period of the development hereby approved;
- Full details of all special tree protection measures for the construction of any new vehicle access road or track or vehicle hardstanding, or re-alignment or improvement of any existing vehicle access road or track or vehicle hardstanding, within the Root Protection Area of any tree to be retained, such as the use of no-dig cellular confinement load support system or similar provision. Such details shall include comprehensive construction specification, together with detailed arboricultural method statement and construction method statement for the implementation of these special tree protection measures;
- Full details of all temporary ground protection measures within the Root Protection Area of any tree to be retained, suitable for the level and duration of pedestrian and/or vehicular construction access or temporary construction materials storage required at any time during the construction period of the development hereby approved;
- Full details of all proposed spiked foundation supports or other means of foundation for the siting, installation and fixing of accommodation lodges and pods within the Root Protection Area of any tree to be retained. Such details shall include comprehensive construction specification, together with detailed arboricultural method statement and construction method statement for the installation of the foundation supports.

Thereafter, the development shall be constructed only in full accordance with details approved under this condition.

Reason:-
In the interests of protecting trees which contribute positively to the character and appearance of the area

9. The development hereby approved shall be constructed only in full accordance and compliance with the Tree Heritage Ltd Arboricultural Method Statement reference THL-R18/132AMS-2 dated 27th November 2019 submitted in support of the planning application, and with details approved in accordance with Condition 8 of this planning permission. In particular but not exclusively, such compliance shall include:

- Provision for on-site arboricultural monitoring and supervision;
- Provision and maintenance of all temporary tree protection barriers and temporary ground protection measures in advance of and for the duration of any development (including any demolition, construction, provision or improvement of access, site clearance, site stripping, site establishment or installation of services) in any area

containing or close to trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations and as set out in the Tree Heritage Ltd Arboricultural Report reference THR18-132-2 dated 27th November 2019 submitted in support of the planning application, providing that such temporary tree and ground protection measures need only be provided on a phased basis in association with the phased progress of implementation across different areas of the overall site;

- As far as reasonably possible locating all underground services outside the Root Protection Area of any tree to be retained, and otherwise where this is not reasonably possible any installation within the Root Protection Areas shall only be carried out either by hand in accordance with the National Joint Utilities Group Publication 10 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees or by the use of trenchless technology such as impact moling;
- Siting, installing and fixing of accommodation lodges and pods within the Root Protection Area of any tree to be retained using only such spiked foundations or other means of foundation as may be approved under Condition 8 of this planning permission.

Reason:-
In the interests of protecting trees which contribute positively to the character and appearance of the area

10. Within 12 months of the first use or occupation of the development hereby approved, a comprehensive site-wide Garden, Landscape and Habitat Restoration, Management and Development Plan ("the Plan") shall be submitted to and approved in writing by the local planning authority. Such a plan shall include:

- Objectives and outline proposals including proposed timescales and delivery mechanisms, across the full range of landscape and habitat types, garden features and structures as detailed below, for the first 20 years following approval of the Plan;
- More detailed specific proposals and work programme including proposed timescales and delivery mechanisms, across the full range of landscape and habitat types, garden features and structures as detailed below, for the first 5 years following approval of the Plan;
- A scheme of replacement tree planting, with proposed timescales, to reflect, address and mitigate for the initial tree felling required in order to directly accommodate the development hereby approved or remove trees identified as posing unacceptable potential risk to buildings, structures, vehicles, guests, visitors and staff;
- The broad principles and objectives set out in the Tree Heritage Ltd Woodland and Landscape Management Plan Overview Statement dated January 2019 and submitted in support of the planning application;
- Provision for an initial tree and woodland survey to identify existing stock and short, medium and long term management objectives;
- Provision for appropriate on-going tree safety inspections and monitoring, and implementation of associated tree safety works;
- Provision for the restoration or replacement where required, and on-going maintenance and development, of all ornamental planting areas, formal lawns and amenity grass areas, including proposed timescales and delivery mechanisms

- Provision for the survey, inspection, restoration and maintenance as appropriate of the various follies, garden structures and access roads, paths and tracks;
- Provision for the survey, identification, management and enhancement of existing ecological habitats and, where appropriate opportunities may exist, creation and management of new ecological habitats (including establishment and aftercare management prescriptions), together with timescales and delivery mechanisms;
- Provision for 5-yearly monitoring, review and update of the Plan to include detailed proposals and work programme for the following 5 years.

Following approval of the Plan, it shall be fully implemented in accordance with the objectives, details and timescales set out within it, unless otherwise agreed in writing by the local planning authority.
Reason:-
In the interests of ensuring the long-term future and maintenance of the gardens as an asset of the area and in the interests of the character and appearance of the area.

11. Before the commencement of any demolition or removal of any trees that are identified as having potential for bats within the accompanying ecology reports, a Natural England EPS Bat Licence shall be obtained for works and details provided to the Local Planning Authority. The bat mitigation/compensation measures, as set out in BiOME Bat Survey Report Version 3 28.1.19 shall be undertaken before the development is first brought into use and in accordance with specific details to be submitted to and approved in writing by the Local Planning Authority. This shall in include the lighting mitigation strategy.
Reason:-
In the interests of the ecological value of the site.

12. The habitat loss mitigation provisions, as outlined in additional information document 25/11/19 and Figures 2.1 & 2.2 by BiOME Consulting shall be undertaken before the development is first brought into use.
Reason:-
In the interests of the ecological value of the site.

13. Within 12 months of the development being first brought into use, an Ecological Management Plan (EMP), which includes an appropriate monitoring regime, shall be submitted to and approved in writing by the Local Planning Authority and the approved EMP shall be adhered to throughout the life of the development. The EMP will include, as a minimum:

- Purpose and conservation of objectives of the proposed enhancements.
- Provision for stepping stone habitats linked into the surrounding landscape and Churnet Valley SSSI buffering impacts, adding to the value of the SSSI and promoting habitat connectivity.
- Habitat management works to ensure that the site value is maximised (so far as practicably possible) for bats (both foraging/commuting and roosting).
- Details of habitat management for reptile and amphibian species.
- Details of habitat management for bird species of conservation concern noted during the baseline surveys.

· Details of habitat management for invertebrates based upon the results of a dedicated site assessment by a recognised invertebrate specialist (to be completed post-consent).
· Full details of habitat management works to mitigate for habitat losses within the compensation area.
· Full details of ecological compensation/enhancement of newly created water features.
· Details of post-construction ecological monitoring. This should include a 20 year plan detailing implementation, monitoring and remediation and habitat maintenance measures.
· Type and source of material e.g. the planting of native species of local provenance.
· Timetable for the implementation of works demonstrating that works are aligned with the proposed phases of the development.

Reason:-
In the interests of the ecological value of the site.

14. Before the development is first brought into use, plans for the monitoring and control of water quality and pollution spill incidents shall be submitted to and approved in writing by the Local Planning Authority and the approved plans shall be adhered to throughout the life of the development.
Reason:-
In the interests of the ecological value of the site.

15. All landscaping on site shall include native tree and shrub species and no plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 shall be planted. It shall be ensured that Rhododendron does not spread within the site and is removed as soon as is practicable. If any other non-native species are to be incorporated into the landscaping of the site, details of such landscaping shall be submitted to and approved in writing by the Local Planning Authority before being planted and shall be planted in accordance with the approved details.
Reason:-
In the interests of the ecological value of the site.

16. The parking and turning areas for all vehicles shall be provided and maintained in exact accordance with the drawings outlined in Condition 2 of the Planning Permission for the life of the development and these areas shall not be obstructed at any time.
Reason:-
In the interests of highway safety.

17. The development approved shall only be carried out in accordance with the approved revised Flood Risk Assessment (FRA) and Drainage Strategy dated November 2019 report no. ST17361 V2.0 complied by Wardell Armstrong, and the following mitigation measures detailed within the FRA:
- The finished floor levels of buildings adjacent to the ponds will be set to a minimum 300mm freeboard allowance above the water levels of the ponds taking into account a ‘worst case’

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estimate in the increase in water level as a result of the proposed development in a 1 in 100 year storm event (including a 40% allowance for climate change).
- Flood risk management measures shall be put in place before the development is first brought into use to ensure that the risk of flooding to other areas of the site and areas downstream of the site is not increased as a result of the proposed development including the use of 'precautionary' SuDS features such as bio-retention rain gardens and swales to intercept and retain runoff during storm events to slow down its rate of flow and progression to the pond network.
Reason:- To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

18.No phase of the development hereby permitted shall take place until a Demolition and Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
II. the arrangements for prior notification to the occupiers of potentially affected properties;
III. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
IV. a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
V. a scheme for recycling/disposal of waste resulting from the construction works; Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
VI. the parking of vehicles of site operatives and visitors;
VII. the loading and unloading of plant and materials;
VIII. the storage of plant and materials used in constructing the development;
IX. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
X. details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works.
XI. identified and relevant environmental and habitat protection measures along with all relevant mitigation and working method statements to protect species and ecological receptors from harm during works.

All works shall be carried out in accordance with the approved details. Any alteration to this Method Statement shall be approved in writing by the Local Planning Authority prior to any deviation from it
Reason: -
To protect the amenities of the area including residential amenity and the ecological value of the site.

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19. (i) Any amplified sound system used in connection with this permission shall be installed with a suitably calibrated noise limiter so as to prevent the transmission of noise and vibration into any neighbouring premises. The details of the noise limiter shall be submitted to and approved by the Local Planning Authority before the wedding venue or hub building is first brought into use. This noise limiter shall be maintained in accordance with manufacturer's instructions.
(ii) No amplified music shall be played outside buildings or residential accommodation as set out in the application.
(iii) No music and/or any amplified sound shall be audible inside any residential property in the vicinity of the development at the time of permission being granted.
Reason:-
To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.

20. The design and construction criteria for development of the relevant buildings/premises shall have due regard for sound insulation and breakout noise. The design criteria shall achieve sufficient sound reduction of 50db Rw to ensure that the noise from the activities generated inside the fabric of the relevant does not adversely impact the amenity of the area as set out in 6.12 of Noise impact assessment(Technical report ref.31544R2 Sound Solution Consultants).
Reason:-
To protect the local amenities from noise.

21. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014. The details and location of any plant or machinery to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority.
Reason:-
To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

22. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The approved remediation

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scheme shall be completed prior to the development being brought into use.
Reason:-
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

23. No top soil/fill material is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority prior to the development being brought into use.
Reason:-
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

24. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation.
Reason:-
To protect the local amenities of the local residents by reason of excess of illuminance.

25. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and/or smell created from cooking activities on the premises, before the kitchens at the wedding venue are first brought into use. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to their installation, and shall thereafter be installed and maintained in accordance with the approved details.
Reason: -
To ensure that unsatisfactory cooking odours outside the premises are minimised, in the interest of the amenity of occupiers of nearby properties.

26. There shall be no deliveries between the hours of 20.00 hours and 08.00 hours Monday to Saturday inclusive, and not between the hours of 20.00 hours and 10.00 hours on Sundays and Public or Bank Holidays.
Reason:-
To safeguard the amenity of neighbouring residential occupiers.

27. The wedding venue buildings shall not be occupied by guests/visitors and shall not be in

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operation outside the hours of 09:00 - 0030hrs, and between the hours of 09:00 New Years Eve to 02:00hrs on New Years Day.
Reason:-
To safeguard the amenity of neighbouring residential occupiers.

28. The hub and spa facility building, as shown on the approved drawings, shall not be occupied or be in operation outside the hours of 07:00 to 00:30hrs, and between the hours of 07:00 - 02:00hrs on New Years Eve.
Reason:-
To safeguard the amenity of neighbouring residential occupiers.

29. No bonfires, barbeques or wood burning fire pits associated with the pods / lodges / shepherds huts shall be formed at any time within the site.
Reason:-
To protect the visual and residential amenities of the area

30. Prior to the commencement of the walled garden, wedding venue and hub building works, a written scheme of archaeological investigation ('the Scheme') shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved as part of the condition and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.
Reason:-
In the interests of the historical value of the site.

31. Before any part of the development is brought into use, a scheme of energy efficiency measures for the development hereby permitted shall be submitted to and approved in writing by the Local Authority. The energy efficiency measures shall thereafter be implemented in accordance with the approved details before the part of the development to which they relate is brought into use and shall be maintained in accordance with the details for the lifetime of the development. Prior to the first occupation of the part of the development to which they relate, ground source heat pumps and solar/PV panels shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason:-
In the interests of energy efficiency and the environment.

32. Before the commencement of the development hereby approved, a robust boundary treatment to restrict access to the area of mine entry 398348-002 shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority and this shall be maintained for the lifetime of the proposed development.
Reason:-

In the interests of ground stability affected by historical coal mining activity.

33. None of the pods, lodges or shepherd huts shown on the approved drawings shall be sold off, let out or otherwise occupied separately overall development hereby approved. No lodge, pod or shepherds hut shall be sold, let or otherwise occupied as a sole or main place of residence.
Reason:-
In order to protect the character and amenities of the area, to control traffic and to ensure a sustainable development is achieved.

34. Prior to any commencement of works between 1st March and 31st August in any year, 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:-
In the interests of the ecological value of the site.

35. No marquees, containers or moveable structures shall be placed on any part of the application site other than the approved ten shepherd huts.
Reason:- In the interests of protecting the character and appearance of the area and to protect the character and amenities of the area from excessive traffic, noise and disturbance.

36. None of the buildings approved shall be used for conferences, events or meetings for day visitors except in accordance with conditions 7 and 37 of this permission.
Reason:-
To protect the character and amenities of the area from excessive traffic, noise and disturbance.

37. During any calendar year following any part of the site being brought into use, the gardens and hub building shall be open to the general public for an Open Day on a minimum of two days when weddings/events are not taking place at the wedding venue and there is no occupation of the lodges, shepherds huts and/or pods. One of the Open Days shall be between March and June inclusive and one shall be between July and October exclusive with no Open Days between November and February inclusive. The Open Days shall be between 0900 and 1800 hours.
Reason:-
In order to give the opportunity for the general public to enjoy the gardens without leading to excessive traffic, noise and disturbance which may lead to significant harm to the residential amenities of local residents.

38. No activity days, conferences, meetings, concerts or firework displays shall take place within the site outside of the buildings, including on Open Days specified in Condition 37.
Reason:-

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To protect the character and amenities of the area from excessive traffic, noise and disturbance.

39. No part of the site shall be used as a commercial film location, other than the taking of photographs or videos for private use or commercial publication or broadcast by, or on behalf of, individuals as ancillary to their visit to the site for a wedding or function taking place in accordance with this permission and the other conditions attached to it.
Reason:-
To protect the character and amenities of the area from excessive traffic, noise and disturbance.

40. Immediately prior to and during demolition of the existing Consall Hall building a representative photographic record shall be made of the building to illustrate its extant form and the range of construction techniques and materials used in its construction. The record shall be submitted to the Local Planning Authority as a digital file to be deposited with the Staffordshire Historic Environment Record.
Reason: In the interests of recording and understanding the history of the building and archaeological heritage of the site

Informatives

1.The Council has sought (negotiated), via amendments to the scheme, a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2. The applicant is advised to take into account the comments of the Staffordshire Police Crime Prevention Design Advisor which recommends crime prevention measures to be undertaken as part of the development to minimise the opportunities for crime to protect the development and its guests, visitors and other occupants of the site.

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.
13.