STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Mark Carr
Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr Williams
The Old Vicarage
Church Road
Brown Edge
ST6 8TD

Application no: SMD/2019/0491

Determined on: 23rd January 2020

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:
The Old Vicarage, Church Road, Brown Edge, Staffordshire, ST6 8TD

Description of Development:
The enlargement, alteration and conversion of the coach house building and its use as a residential annex that provides additional and ancillary living accommodation to the existing dwellinghouse at The Old Vicarage.

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. No development, demolition, dismantling, repair or interior work shall commence anywhere on the site before the Local Planning Authority has been provided with evidence that either:
a) a licence has been issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 authorising development to proceed; or
b) a statement in writing has been issued by Natural England indicting that it does not consider that the development will require a licence; and the Local Planning Authority has

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confirmed in writing that it is satisfied with that evidence.

All of the works permitted shall be carried out in accordance with the methodology and conditions set out at Section 5 of the Bat Report Ref RSE_3088_01_V1 dated July 2019 - mitigation and compensation for bats.

Reason:- To ensure that the development does not cause harm to a species protected by the Conservation Habitats and Species Regulations 2017 and result in an offence.2.

3. Notwithstanding the details submitted with the application, the development hereby approved shall only be carried out in complete accordance with the drawn and written detail shown on the revised drawing numbered 00818 AL(0)11 'A' that was submitted on the 23rd January 2020.

Reason:- To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

4. The development permitted and described above shall only be carried out using facing stone and roof slates that match those of the exisitng building.

Reason:- To ensure that the external appearance of the development is satisfactory.

5. Prior to the installation of the windows, doors, and roof lights the joinery details for all of these items shall be submitted to and approved in writing by the Local Planning Authority. The windows, doors, and roof lights shall only be made and fitted in full accordance with those approved details and shall be completed prior to first occupation or use of the coach house building.

Reason:- To ensure that the external appearance of the development is satisfactory.

6. Prior to the installation of the eaves, fascia boards , rain water goods, vents, ducts and cowlings, details of all of these items shall be submitted to and approved in writing by the Local Planning Authority. The eaves, fascia boards , rain water goods, vents, ducts and cowlings shall then all be made and fitted in full accordance with the approved details and be completed in full prior to first occupation or use of the coach house building.

Reason:- To ensure that the external appearance of the development is satisfactory.

7. Once the coach house building has been enlarged, altered and converted in acordance with drawing numbered 00818 AL(0)11 'A' it shall be retained and maintained in that completed condition throughout the life of the development. Specifically, notwithstanding the provisions of any part of the Town and Country Planning (General PermittedDevelopment)

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Order 2015 (or any order revoking and re-enacting that order with or without modification) there shall be no further enlagements, alterations or improvements made to the coach house building 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 and the character of the original building.

8. Once the development is complete and before the coachhouse is occupied and brought into use three '9A Schwegler House Martin Nests' shall be located close together on a gable end of the stone farm building. A '1SP Schwegler Sparrow Terrace' should be installed on the west or north facing aspect of the building . 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.

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. The residential annexe/accommodation hereby permitted shall be used solely for purposes incidential to the enjoyment of or ancillary to the existing dwelling known as The Old Vicarage, Church Road, Brown Edge, ST6 8TD and for no other purpose whatsoever. In particular, at no time shall the residential accommodation hereby permitted be occupied, sold, let or otherwise used as a separate independent dwellinghouse.

Reason:- The application is for ancillary domestic accommodation only, in the interests of highway safety and amenity standards.

Informative

The application has been assessed against adopted Development Plan policies and any other material considerations. As the application is acceptable there was no need for any negotiations as 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.

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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.
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