STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr & Mrs Swinnerton
Isaac Walton Farm
Cresswell Lane
Cresswell
Staffordshire
ST11 9RE

Application no: SMD/2019/0628

Determined on: 13th February 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:
Isaac Walton Farm, Cresswell Lane, Cresswell, Staffordshire, ST11 9RE

Description of Development:
Use of old coach house as a single dwellinghouse with associated works necessary to convert the building to that use.

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 confirmed in writing that it is satisfied with that evidence.

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.

3. 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 'Site layout plan' numbered 00811 AL(0)03 Rev B; and revised 'Plans and elevations as proposed' numbered 00811 AL(0)02 Rev E, both received on the 7th January 2020. There shall be no demolition, dismantling or rebuilding carried out to the building 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.

4. The external lean to outrigger structures shall only be altered and rebuilt using facing brick 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. All rainwater goods throughout the development, shall be cast metal and finished in black.

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

5. All window and door frames, solid door sections that are installed as part of the development shall be timber, the joinery details of which shall be first submitted to and approved in writing by the Local Planning Authority, 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.

6. The roof lights that are to be installed as part of the development shall be of a 'conservation' type and design that fit flush with the plane of the roof and have frames that have a black finish. The glazed area of the roof lights shall be subdivided vertically.

Reason:- To maintain the character and integrity of the stone farm building.

7. 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 brickwork 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.

8. Once the development is complete and the conditions 2-7 of this planning permission have been complied with, the building 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 00811 AL(0)02 Rev E. 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 re enacting 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.

9. Before the building is occupied and brought into use the three vented/modified ridge tiles that are to create external roosting features; and the Schwegler 1WQ Summer and Winter bat roost to be attached on the building's north west gable end shall be installed and provided in accordance with those drawn and written details shown on revised plan numbered 00811 AL(0)02 Rev E. Additionally, two Schwegler 2F bat boxes shall be installed on mature trees to the north of the barn as compensatory measures. All of these features shall thereafter be retained and maintained throughout the life of the development.

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.

10. Before the development is brought into use, the parking and turning space shown on the revised 'Site layout plan' numbered 00811 AL(0)03 Rev B as being located to the front and west of Isaac Walton Farm shall be provided, with the minor excavations and loose stone surfacing necessary, in accordance with that plan, the space shall thereafter be retained and maintained and kept available, free from obstruction, for the parking of vehicles belonging to the occupants of or visitors to the existing dwellinghouse at Isaac Walton Farm. The parking shown on the 'Site layout plan' as being provided to the front and south west of the converted building shall be provided and made available, free from obstruction, in accordance with that plan for the parking of the occupants of the new dwelling throughout the life of the development.

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

11. The visibility splay of 2.4mx140m to the south west of the access with Cresswell Lane has been shall be retained and maintained and kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level for the life of the development.

Reason: In the interests of highway safety.

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, C, D, E, F, G and H 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.

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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. Amendments and revisions were discussed and provided to make the development acceptable in accordance with the good practice advocated within the National Planning Policy Framework paragraph 38.

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.

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.