STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Chief Executive

Mr Jonathan Hargreaves
Epoch Architecture Ltd
22 Plover Drive
ST8 7UJ

Mr Jatta
456 Holborne Park Road
Birmingham
B17 0NG

Application no: SMD/2019/0573

Determined on: 30th March 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:
Priory Hotel Abbotts Road Leek Staffordshire ST13 6EZ

Description of Development:
2No Proposed dwellings with associated access and amenity space.

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 shall take place above foundation level until samples ordetails roof tiles, facing materials and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the detail shown on the approved plans, the front projecting gables and brick feature panel to the gable shall be finished in Staffordshire Blue Brick and not light grey brick. The development shall be carried out in accordance with the approved details.
   Reason:- To ensure that the external appearance of the development is satisfactory.

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3. No development shall take place above foundation level until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include details of hard and soft landscaping, a scheme of planting and details of boundary treatment. All hard and soft landscape works shall be carried out in accordance with the approved details and to a standard in accordance with the relevant recommendations of British Standard [4428 : 1989]. The works shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.
Reason:- To ensure appropriate landscape design in the interests of the visual amenity of the area. To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

4. No 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;

   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;

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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. during construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

All works shall be carried out in accordance with the approved details. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.
Reason:- To protect the amenities of the area.

5. Development shall not commence until a site specific scheme for protecting the proposed residential units from noise, has been submitted to, and approved in writing by the Local Planning Authority. The submitted scheme shall have due regard for the British Standard BS8233:2014 Guidance on Sound Insulation for Buildings and ProPG: Professional Guidance, Residential Development and Entertainment noise. It should be designed to achieve noise levels of less than 30 dB LAeq in bedrooms 23:00 to 07:00, less than 40 dBLAeq in living areas (07:00 to 23:00) and less than 50dBLAeq (07:00 to 23:00) in outside living areas. The scheme shall ensure music noise levels inside the property do not exceed 47db Leq in the 63Hz ocatave band and 41dB Leq in the 125Hz octave band. A report shall be produced containing all raw data and showing how calculations have been made shall be included within the submitted scheme. The approved scheme shall be implemented prior to the first occupation of the development.
Reason:- To protect occupiers from noise and to safeguard their residential amenities.

6. No soil 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 shall 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 soil being brought onto site.
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.

7. Development shall not commence until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed in writing with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and

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approved in writing by the Local Planning Authority. If the site risk assessment indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
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.

8. The development hereby permitted shall not be brought into use until the access to the plots within the limits of the public highway has been completed.
Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.

9. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.

10. The development hereby permitted shall not be brought into use until the parking area has been constructed, surfaced in a bound material and drained to central gullies such that no water discharges onto the highway in accordance with approved drawing P182-201A, which shall thereafter be maintained and retained for the life of the development.
Reason:- To prevent surface water discharging onto the highway

11. The development hereby permitted shall not be brought into use until details of the 1.5mx1.5 pedestrian visibility splays have been submitted to and approved in writing by the Local Planning Authority. The pedestrian visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reason:- To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1. T1; in the interests of highway safety.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted

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Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes A to E of Part 1 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:- In the interests of amenity.

13. The development hereby permitted shall be carried out in accordance with the following approved plans:
P182 - 201A Proposed Site Plan
P182 - 202B Proposed Floor Plan
P182 - 203C Proposed Elevations
P182 - 204B Proposed Streetscene
P182 - 205B Proposed Block Plan
SK003 Proposed Section
SK004 Proposed Side Elevation
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

Informative

1. This application constitutes a sustainable form of development in accordance with the objectives of the NPPF.

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.