STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Robert McGuinness
RLM Associates
11 Ashdale Road
Leek
Staffordshire
ST13 6QZ

Ms Riley
The Mill Ashbourne Road
Winkhill
ST13 7PP

Application no: SMD/2020/0147

Determined on: 19th June 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 Mill, Ashbourne Road, Winkhill, Staffordshire, ST13 7PP

Description of Development:
Proposed change of use of former stable block and hay loft into single 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 the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The external facing and roofing materials shall 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.

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

3. The windows and doors of the proposed development shall be constructed of timber, painted white or black and set back a minimum of 75/100 mm from the edge of the brickwork around the window opening, unless otherwise agreed in writing by the Local Planning Authority.

   Reason:- To ensure that the development is of a design sympathetic to the locality.

4. Roof lights shall be designed to fit flush with the plane of the roof and the frame should have a black finish. The glazed area shall be subdivided vertically i.e. conservation-style.

   Reason:- To maintain the character and integrity of the Listed Building/Conservation Area.

5. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan RLM978/2-Rev F. The parking and turning areas shall thereafter be retained as parking and turning areas for the life of the development.

   Reason: To comply with the NPPF (2019) paragraph 108; to comply with SMDC Core Strategy policies DC1, T1 and draft parking standards; in the interests of highway safety.

6. No external lighting shall be erected within the application site unless first agreed in writing with the Local Planning Authority. The approved details shall be retained in perpetuity.

   Reason: In the interests of protecting foraging bats, in accordance with Local Plan policy NE1.

7. Prior to the occupation of the dwellinghouse, bird cups shall be erected on the outside of the building, in accordance with a scheme that is first submitted to and agreed with the Local Planning Authority outlining type, location and number. The agreed details shall be retained in perpeuity.

   Reason: In the interests of providing replacement nesting opportunities for swallows and House Martins and to result in a net increase in biodiversity, in accordance with Local Plan policy NE1.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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, G, H, other than those expressly authorised by this permission, shall be carried out

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 appearance of the existing building.

9. The development hereby permitted shall be carried out in accordance with the following approved revised plans:
- RLM978/2 – Rev F
- RLM978/3 – Rev B

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

10. The rainwater goods to be used in the development hereby permitted shall be case metal and finished black

Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and appearance of the existing building.

11. The development shall not be occupied until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the scheme has been implemented in accordance with the approved details.

Reason:- To enable the Local Planning Authority to control the development and so safeguard the character and appearance of the area and the amenity of neighbouring occupiers

Informative

1. During the course of the consideration of the application the Council sought amendments to the proposals to ensure that sufficient off-street parking was available and that the design of the building was acceptable. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 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.

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.