STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mr T and Mrs L Allen
Four Meadows Farm
Foxt
Staffordshire Moorlands
ST10 2HU

Application no: SMD/2020/0358

Determined on: 28/08/2020

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:
Four Meadows Farm, Foxt Road, Foxt, Staffordshire Moorlands ST10 2HN

Description of Development:
Erection of agricultural workers 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 development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

20/598/03	location
20/598/05	site plan as proposed
20/598/01	elevations
20/598/02	floor plans

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. No site work whatsoever (including any demolition, site clearance, stripping or site establishment) shall be undertaken until the tree protection measures as set out in drawing THL-0871-6 and at appendix B1 figure 2 to the applicant's submitted Arboricultural Assessment reference R-20-64 by Tree Heritage Limited have been installed. The said protection shall be retained until the completion of the development including site landscaping and within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the LPA with appropriate additional control measures in place.
Reason: To ensure appropriate safeguard for trees significant to the satisfactory appearance of the site and it surroundings and in the interests of public amenity.

4. The site ground levels for the development hereby approved shall be established so that the finished floor level is not higher than a point midway in height between the lowest and highest existing ground levels of the site at the outer limits of the building footings prior to site work beginning unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that the external appearance and scale of the development is satisfactory and appropriate to the site character and setting.

5. The exterior walls shall be of the natural quarried stone specifically stated in the application form at box 7 and the roof shall be of genuine Staffordshire blue clay tiles.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area and that it is completed in accordance with the plans and details approved.

6. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing masonry work begins and shall remain on site during the period of construction. The development shall be carried out in accordance with the details of pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

7. The sample wall panel required by the above condition 6 shall also demonstrate the masonry block size and coursing structure. The development shall be carried out in accordance with the details of stone, coursing structure and mortar mix as subsequently approved in writing by the Local Planning Authority. The sample panel as approved in writing

shall be retained on site and shall not be removed until such time as the external walls are complete.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

8. Prior to any works above damp-proof course level and notwithstanding the submitted application contents details of windows and doors including material, colour, sections and depths of reveals shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the details subsequently approved in writing and shall thereafter be so maintained.
Reason: To ensure that the approved dwelling is of an acceptable design and appearance that respects the prevailing character of the rural area.

9. All eaves and verges shall be formed from pointed stone work up to the intersection with the roof slopes as shown in the approved drawing 20/598/01 without recourse to box work or barge boards.
Reason: For the avoidance of doubt and to ensure that the approved dwelling is of an acceptable design and appearance that respects the prevailing character of the rural area.

10. Rainwater goods shall be of cast iron as shown in the approved drawing 20/598/01.
Reason: For the avoidance of doubt and to ensure that the approved dwelling is of an acceptable design and appearance that respects the prevailing character of the rural area.

11. By the end of the first full available planting season (November to March) following the first occupation of the development hereby approved, the landscape planting scheme shown in submitted drawing 20/598/06 shall have been implemented and completed along with gap infill planting of the existing north and south hedgerow boundaries of the site with native hawthorn (Crataegus monogyna) and holly (Ilex aquifolium). Any plants which die or are lost in the first five years following the completion of the planting shall be replaced with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.
Reason: In the interests of the appearance of the completed development in the landscape.

12 The development hereby permitted shall not be brought into use until the access rear of the public highway has been surfaced and shall thereafter be maintained in a bound and porous material for a minimum distance of 5m back from the carriageway edge.
Reason: To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety.

13. At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and the Bat Conservation Trust’s “Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting” (2014).

Reason: To minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site and in the interests of the visual appearance of the development and the amenities of the area.

14. 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 Classes A; B; C; D; E; F and G and Part 2 Classes A and B 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 visual amenities of the area, to ensure that adequate private or shared amenity space is retained within the curtilage of the building.

15. The occupation of the dwelling shall be limited to a person or persons solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependants.
Reason: The site is located in an area of open countryside where new residential development is not normally permitted.

Informatives

1. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. Site clearance, building alterations and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February to mid August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place.

2. A public footpath right of way passes alongside the site and this must not be obstructed at any time during the development and must remain available for public use on foot at all times both during development and on completion. Should temporary closure or diversion be necessary to allow the works to proceed then application should be made to the Staffordshire County Council Public Rights of Way officer. Contact: Rights of Way, Staffordshire County Council, 2 Staffordshire Place, Tipping Street, Stafford ST16 2DH. Email: rightsofway@staffordshire.gov.uk Tel: (01785) 277244 or 277247

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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3. 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 or heritage. As the application was considered acceptable there was no need for any negotiation or amendment and the decision has been made in accordance with paragraph 38 of the National Planning Policy Framework (2019).

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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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.