STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Croft Architecture Limited
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120 Enterprise House
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Staffordshire
ST6 5UN

Application no: SMD/2020/0356

Determined on: 12/10/2020

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:
Milward Hall Youth Centre Salisbury Street Leek Staffordshire ST13 5EE

Description of Development:
Variation of conditions 1 and 11 relating to SMD/2018/0669

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 approved shall be carried out in exact accordance with the following submitted amended plans:

2372-000
Amended Site Plan: 2372-406-G
2372-004 Revision C
2372-101 Revision C
2372-103 Revision C
2372-105 Revision C
2372-430-Revision B

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for

clarity and the avoidance of doubt.

2. The finishing materials shall be applied in exact accordance with the Croft Architecture Finshing Materials document Job no. 2372 dated 16th November 2018, Spandrel Insulation21 in the email dated 5.3.19, Spandrel example in the email dated 5.3.19, drawings 2372 413C and 414C, accompanying planning application DOC 2018 0145 before the development is first brought into use and shall remain in place for the lifetime of the development.
Reason:-
In the interests of the character and appearance of the Conservation Area.

3. The foul drainage and surface water drainage shall be provided in exact accordance with drawing 7728 01B submitted with planning application DOC 2018 0145 before the development is first brought into use.
Reason:-
To ensure satisfactory drainage of the site and to avoid flooding.

4. The soft and hard landscaping of the site and the boundary treatments shall be undertaken in exact accordance with drawing 406 Rev G and 430 Rev B before the development hereby permitted is first brought into use.
Reason:-
To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

5. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.
Reason:-
To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

6. All proposed first and second floor windows on the western elevation of the building and side extension as shown on the drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent in accordance with details submitted with application DOC/2018/0145 and the approved glazing shall be inserted into the development before the first occupation of the building or extension. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:-

To protect the amenity and living conditions of the adjacent residential properties from overlooking or perceived overlooking.

7. Prior to first occupation of the development, the sliding gate shown on the plans hereby approved shall be installed and operational in exact accordance with the Liftmaster Gate Opener Sly500 24 Manual submitted with planning application DOC/2018/0145 and shall remain in place operational for the lifetime of the development.
Reason:-
In the interests of protecting residential amenity from noise and in the interests of highway safety.

8. Before the development is first brought into use, a bin store and bike store shall be provided in exact accordance with site plan 406 Rev G and Broxap Cycle Shelter document and Grassmere Bin Shelter document submitted in the email dated 28.1.19 accompanying planning application DOC/2019/0145 and the bin and bike store shall remain for the lifetime of the development.
Reason:-
In the interests of the visual and residential amenities of the area and to encourage sustainable modes of transport such as cycling.

9. The development hereby permitted shall not be brought into use until the reinstatement of the part of the existing site access to be blocked off is undertaken in exact accordance with drawing MH1-GCA-XX-XXX-DR-C-01 8254 B submitted with planning application DOC/2019/0107 and retained for the lifetime of the development.
Reason:-
In the interests of highway safety.

10. Before the proposed development is brought into use the proposed sliding gate shall be installed as a remotely controlled electrically operated gate and shall thereafter be retained and maintained in full working order for the life of the development.
Reason:-
In the interests of highway safety.

11. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided and parking bays allocated in accordance with drawing no. 2372-406-G and these shall be retained for the lifetime of the development.
Reason:-
In the interests of highway safety.

12. The development shall be carried out in accordance with the method statement in Section 4 of """"Bat Survey"""" by Apex Ecology dated July 2017 (report reference HB 170706).
Reason:-
To protect bats and their possible roosts inside the building particularly in the roof.

13. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations:

08:00 - 18:00 hours (Monday to Friday);
08:00 - 13:00 hours (Saturday)
No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
Reason:-
To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

14. Noise insulation measures as specified in """"M Safe Acoustic Consultancy Report Ref 9451"""" dated 27th July 2018 shall be implemented in the development before it is first brought into use and shall achieve noise levels of less than 35 dB LAeq 16 hours in bedrooms (07:00 to 23:00), 30dbLaeq, 8 hours in bedrooms (23:00 to 07:00) and less than 40 dBLAeq in living areas.
Reason:-
To protect occupiers from noise and safeguard their residential amenities.

15. The construction of the development hereby approved shall be undertaken in exact accordance with """"Premium Design & Build Ltd Construction Phase Plan Millward Hall"""" report Version 2 dated 09.11.18 throughout the course of the development and any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to any deviation from it.
Reason:-
To protect the amenities of the area from dust

16. The development hereby approved shall not be brought into use until external lighting is provided in exact accordance with the details submitted with planning application DOC/2020/0030 and shall be retained unaltered for the lifetime of the development.
Reason:-
To safeguard the amenity of neighbouring residential occupiers and that of the surrounding area.

17. The vehicular entrance gate hereby approved shall not be installed with any warning bleepers.
Reason:-
To safeguard the amenity of neighbouring residential occupiers.

Informative

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1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

X B.J. Haywood

Signed by: Ben Haywood

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.

disability confident EMPLOYER

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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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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

10. 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.

11. 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.

1.