STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Brian Vowles
Nigel Daly Design
14 King Street
Knutsford
WA16 6DL

Mr & Mrs Roper
Farley House Wooton Lane
Farley
ST10 3BQ

Application no: SMD/2019/0386

Determined on: 16/10/2020

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:
Farley House Wootton Lane Farley Staffordshire ST10 3BQ

Description of Development:
Demolition of the existing Garage and Stables and erection of a new garage and ancillary accommodation.

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 exact accordance with the following submitted amended plans:

Location Plan

ND/SR/19 003 Revision C dated 29.9.20
ND/SR/19 004 Revision C dated 29.9.20

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

3.Before any development above the damp course level, samples of the stone finishing materials and roofing materials, shall be made available for inspection and approval in writing by the Local Planning Authority and the approved materials shall be used in the construction of the development.
Reason:-
In the interests of the character and appearance of the area.

4.The proposed external window and doors frames shall comprise a white painted timber finish in accordance with details to be submitted to and approved in writing by the Local Planning Authority before their insertion. Development shall take place in accordance with the approved details which shall thereafter be retained.
Reason:-
In the interests of the character and appearance of the area.

5.Before the insertion of any external windows or doors, details of joinery including profiles, opening casements and reveals, shall be submitted to and approved in writing by the Local Planning Authority and the windows and doors shall be inserted in exact accordance with the approved details and thereafter retained
Reason:-
In the interests of the character and appearance of the area.

6. Before any development above the damp course level, details of the:
"" ventilation cowls
"" Rainwater goods
"" Pointing
Shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details which shall thereafter be retained.
Reason:-
In the interests of the character and appearance of the area.

7.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 additional windows or any other openings shall be installed in any part of the development, without express planning permission first being obtained from the Local Planning Authority.
Reason:- To protect the visual and residential amenities in the area.

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 further development as specified in Part 1 Class(es) A, AA, B, C, D, E, F, G and H, Part 2 Class(es) A to C or Part 20 shall be undertaken 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 and to protect the residential amenities of neighbouring residents.

9.Before the development is first brought into use, the existing stables building and garage building shall be demolished in their entirety and the demolition materials shall be removed from the site.
Reason:-
In the interests of the character and amenities of the area.

10.The existing stables building and garage building shall be demolished outside of the bird breeding season between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found, a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.
Reason:-
In the interests of the ecological value of the site.

11.Before the development is first brought into use, bat and bird boxes shall be installed at the site in exact accordance with details to be submitted to and approved in writing by the Local Planning Authority.The bat and bird boxes shall thereafter be retained
Reason:-
In the interests of the ecological value of the site.

12.Details of any additional hard-surfacing in terms of type, colour and texture shall be submitted to and approved in writing by the Local Planning Authority prior to installation and the approved hard-surfacing shall be installed in accordance with the approved details and thereafter retained
Reason:-
In the interests of the character and appearance of the area.

13.Details of the low enclosure walls shown in the drawings shall be submitted to and approved in writing by the Local Planning Authority and the walls shall be constructed in exact accordance with the approved details before the development is first brought into use.
Reason:-
In the interests of the character and appearance of the area.

14.The part of the building marked ""Garage"" in the drawings hereby approved shall be used solely for the parking of vehicles ancillary to the residential use of Farley House, Farley and shall not be used as habitable floorspace.
Reason:-
In the interests of the character and amenities of the area.

15.The building hereby approved shall be used as entirely ancillary to the residential use of the main dwelling on site and shall not be used, sold, let or otherwise occupied as a separate dwelling or unit of accommodation, and shall not be used for any commercial or business purposes.
Reason:-
In the interests of the character and amenities of the area.

16.Prior to the commencement of development (including any demolition, site clearance, site stripping, or site establishment), full details and specification of all tree protection measures and arboricultural method statement shall be submitted to and approved in writing by the local planning authority. Such details shall in particular include details of specification and positions for temporary ground protection measures within Root Protection Areas, specification and positions for temporary tree protection barriers and advisory notices, specification and positions for all permanent hard surfacing within Root Protection Areas, and methodology for demolition and removal of existing buildings. Thereafter, the development shall be carried out only in full accordance with the details, specifications and methods so approved.
Reason:-
To protect trees in the interests of the character and appearance of the Conservation Area.

17.The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, or site establishment) shall be the provision of temporary ground protection measures and erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations and with details approved under Condition 16 of this planning permission, and these shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. 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 by the Local Planning Authority.
Reason:-
To protect trees in the interests of the character and appearance of the Conservation Area.

18.All underground services shall be installed in accordance with the guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations and in National Joint Utilities Group (NJUG) Volume 4 (2007) Guidelines

for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.
Reason:-
To protect trees in the interests of the character and appearance of the Conservation Area.

Informatives

1. The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

2.It should be noted that the area of the application itself (including existing garage and stable buildings, position of proposed new building, and all surrounding trees) lies wholly within the Alton and Farley Conservation Area, where there is a general legal requirement to notify the local planning authority in writing of proposed work to trees. Other than where directly required to implement the development hereby approved, the planning permission hereby granted does not authorise any work to trees. Separate specific written notification to the local planning authority of any such proposed work would be required under S.211 of the Town and Country Planning Act 1990, other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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

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.

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