STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Andrew Palin
MAC Architechural Design Limited
Moorland House 123 Moorland Road
Stoke On Trent
Staffordshire
ST6 1JD

Mr & Mrs Harrison
Apesford Farm 1 Apesford Laen
Bradnop
Staffordshire
ST13 7EX

Application no: SMD/2019/0687

Determined on: 28/10/2020

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:
Apesford Farm 1 Apesford Lane Bradnop Staffordshire ST13 7EX

Description of Development:
Proposed conversion of 2No. barns to 2No. dwellings

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 external facing materials shall comprise of natural stone and roofing materials shall comprise of clay plain tiles. Materials shall match in colour, form and texture those of the existing building.
   Reason:- To ensure that the works harmonise with the existing development.

2. Surface water and foul sewge drainage shall be miplemented in accordance with the details as shown on drawing number 1571-AL10A prior to the development being first brought into use.
   Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem

and to minimise the risk of pollution.

3. All windows and doors shall be inserted in accordance with the details as shown on drawing number 1571-AL11 and shall thereafter be retained as such in perpetuity.
Reason:- To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

4. With the exception of those expressly approved by this consent no external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority.
Reason:- To protect the integrity and appearance of the building and the visual amenities of the area.

5. All hard landscape works and boundary treatment shall be carried out in accordance with the approved details. 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.
Reason:- To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

6. The development shall be carried out in accordance with the mitigation measures and ecological enhancements outlined by the 'Supporting Bat and Bird Mitigation and Enhancement Scheme' dated June 2019 and carried out by Charna Ecology, in addition to the details as shown on drawing no. 1571-AL08C. All ecological enhancements shall be completed prior to first occupation of the dwellings hereby approved.
Reason:- In accordance with policy NE1 and the NPPF.

7. Rainwater goods to be used in the development hereby permitted shall be cast metal and finished black.
Reason:- In the interests of visual amenity

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, F, G and H and/or Part 2 Class(es) A, B and C, 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, and to ensure that adequate private open space is retained within the curtilage of the building.

9. Prior to the first occupation of the dwellings hereby approved on-site parking shall be laid and made available for use in accordance with drawing number 1571-AL09A and

shall not thereafter be retained free from obstruction to its designated use of the parking of vehicles.
Reason:- To ensure adequate off street parking.

10. The development hereby permitted shall be carried out in accordance with the following approved plans:
1571-AL18A Location Plan
1571-AL23 Site Plan
1571-AX24 Existing Elevations & Floor Plans
1571-AL22A Proposed Elevations & Floor Plans
1571-AL09A Hard Landscaping and Surfaces Details
1571-AL10A Details of Drainage
1571-AL11 Details of Windows and Doors
1571-AL08C Ecology Enhancement Details
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

11. The existing extant built structures of the building hereby approved for conversion shall be retained as existing and there shall be no demolition or rebuilding of the structures save for the formation of the openings and room layouts as shown in the approved plans and the making good of exterior finishes.
Reason:- In the interests of proper planning and the visual amenity of the locality.

12. 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.

Informative

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

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Signed by: Jane Colley Signature

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.

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