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Mr & Mrs Holems & Easterby
Charles Knowle Farm
Charles Knowle Lane
Rushton Spencer
Staffordshire
SK11 0RW

Application no: SMD/2021/0432

Determined on: 19/11/2021

**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:

Charles Knowle Farm Charles Knowle Lane Rushton Spencer Staffordshire SK11 0RW

Description of Development:

Renovation of farmhouse and conversion of out buildings to ancillary residential –
Retrospective

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 carried out in accordance with the following approved plans:
 - CKF-03D
 - CKF-04B
 - CKF-05D

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

2. The residential curtilage associated with the development hereby approved is as detailed on drawing number CKF-03D.

Reason:- To ensure the extent of the residential curtilage is known, to preserve the setting of the non-designated heritage asset and to ensure the development does not encroach into the Green Belt.

3. The windows and external doors of the development hereby approved shall be painted timber and shall be retained in such a form thereafter.

Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

4. Prior to the installation of any external doors or windows, the joinery details shall be submitted to and approved by the Local Planning Authority. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The windows and doors shall match the historic detailing of the existing windows and doors. The development shall be undertaken in accordance with the approved details.

Reason:- To maintain the character and integrity of the non-designated heritage asset.

5. Prior to the installation of any external vents or ducts, details of their location and appearance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason:- To maintain the character and integrity of the non-designated heritage asset.

6. Prior to the occupation of the dwellinghouse hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the plant species, sizes and numbers to be planted. The landscaping shall include details in respect of reinstating the former field boundary back to its original position, returning the former field back to agricultural grazing land, the removal of the access ramp to the temporary caravan and the reduction in the amount of hardstanding to the north of the existing buildings.

Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policy DC1 and DC2 of the Local Plan (2020) and the NPPF (2021).

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner: and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason:- In the interests of the visual appearance of the development and the amenities of the area, and to comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

10. Prior to the occupation of the dwellinghouse hereby approved, details of all walls, fences and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of any of the buildings on the site.

Reason:- To provide adequate privacy and an acceptable external appearance and to comply with policy DC1 and DC2 of the Local Plan (2020) and the NPPF (2021).

11. Prior to the occupation of the development hereby approved, details of the parking and turning areas shall be submitted to and agreed in writing with the Local Planning Authority. The development shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:- To comply with SMDC Local Plan policy Policy DC1 and in the interests of highway safety.

12. The access onto Charles Knowle Road shall be constructed of a bound material for the first five metres from the back edge of the highway.

Reason:- To comply with SMDC Local Plan policy Policy DC1 and in the interests of highway safety.

13. The development hereby approved shall be undertaken in strict accordance with the bat activity report by Charnia Ecology (Final Issue [1] August 2021):

a. A bat and bird method statement, including timing of works to be followed as per sections 61 and 72; receptor bat box to be installed prior to works commencing; a contractor induction and soft demolition supervision by a bat licensed ecologist.

b. As per sections 73, 74, 75 and 77, bird enhancements to be installed and detailed

within updated plans.

Reason:- In the interests of ecology, to provided a net gain in biodiversity and to comply with policy NE1 of the Local Plan (2020) and the NPPF (2021).

13. A) No work shall recommence on the development hereby permitted, until a written scheme of archaeological investigation ('the Scheme') has been submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication.

B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:- In compliance with policy DC2 of the Local Plan (2020) and National Planning Policy Framework (2021) paragraph 205

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 Class(es) A – F and Part 2 Class A, 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 any development does not have an adverse effect on the openness of the Green Belt; and to ensure the significance of the non-designated heritage asset is not adversely affected.

15. Prior to the installation of any external lighting, details including a plan showing the location of any lighting and level of illumination shall be submitted to and approved in writing by the Local Planning Authority. Any artificial lighting should comply to protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) [GN01:2011]; and Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimize the Impact of Artificial Lighting" (2014) [GN8/18] to minimize disturbance and sky-glow across the site. The development shall be undertaken in accordance with the

approved details.

Reason:- In the interests of ecology, and to comply with policy NE1 of the Local Plan (2020) and the NPPF (2021).

Informative

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.
2. The applicant/developer should note that they are required to obtain a licence from Natural England prior to the resumption of any works to the existing buildings due to the presence of a bat roost.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

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.