

Mr Robert Ford  
Parkside  
Park Road  
Leek  
ST13 8JT

Mr & Mrs Broadman  
Taylors Green Farm  
Honeysuckle Lane  
Longdon  
ST9 9QN

Application no: DET/2021/0037

Determined on: 18<sup>th</sup> January 2022

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND GRANTED FOR CHANGE OF  
USE**

**APPROVAL**

Staffordshire Moorlands District Council hereby **APPROVE** this application for a prior approval **DETERMINATION** for a

**Change of use of agricultural buildings to provide 1 'smaller dwellinghouse' and 2 'larger dwellinghouses' (Class C3) at Taylors Green Farm, Honeysuckle Lane, Longdon**

The development shall only be carried out in accordance with the plans and details submitted with the application and the revised drawings and details submitted after the date of the application, as listed and specified below, subject to the following conditions:-

1. The development hereby permitted and described above shall only be carried out in accordance with the plans numbered THL 01, THL 09, THL 10, THL 11, THL 12, THL 13 that were submitted with the application; the revised plans numbered THL 02A and THL 14, received on the 31<sup>st</sup> December 2021; and the revised plan numbered THL 08B, received on the 14<sup>th</sup> January 2022.

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

2. The external facing and roofing materials shall match in colour, form and texture those of the existing building and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason:- To ensure that the works harmonise with the existing development.

3. No development, demolition, dismantling, repair or interior work shall commence anywhere on the site before the Local Planning Authority has been provided with evidence that either:

a) a licence has been issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 authorising development to proceed; or  
b) a statement in writing has been issued by Natural England indicating that it does not consider that the development will require a licence; and  
the Local Planning Authority has confirmed in writing that it is satisfied with that evidence. The works and development shall only thereafter, be carried out in accordance with the terms of any licence or direction issued by Natural England.

Reason:- To ensure that the development does not cause harm to a species protected by the Conservation Habitats and Species Regulations 2017 and result in an offence.

4. Before the development is brought into use the bat roost mitigation features detailed in the recommendations attached to the 'Elite Ecology' activity survey, submitted with the application, and as shown on the supplementary cross section plan numbered THL 14 that was received on the 31<sup>st</sup> December 2021, shall be installed and made available for use. The features shall thereafter be maintained and retained accordingly throughout the life of the development.

Reason:- To ensure that the development does not cause harm to a species protected by the Conservation Habitats and Species Regulations 2017 and result in an offence.

5. Before the development is brought into use the landscaping and planting shown and detailed on the revised plan THL 08B that was received on the 14<sup>th</sup> January 2022, shall be carried out. The plants, trees, shrubs and features shall thereafter be maintained and retained accordingly throughout the life of the development.

Reason:- To secure a biodiversity net gain.

6. Before the development is brought into use only the access and parking arrangements shown on the revised plan THL 08B that was received on the 14<sup>th</sup> January 2022, shall be provided, and thereafter maintained and retained accordingly throughout the life of the development.

Reason:- In the interests of highway safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or reenacted) no extensions, alterations or buildings within the site curtilage normally

permitted by Classes A to E of Part 1, Part 2 and Part 20 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason:- To protect the character and appearance of this rural building.

8.

- a) The rainwater goods to be used in the development hereby permitted shall be cast metal and finished in black
- b) The ventilation slots shall be retained and either glazed with clear glass or blocked with recessed blue brick
- c) Rooflights shall be conservation type fitted as flush as possible with the roof covering.
- d) Windows and doors (other than the glazing to the large cart entrance in the north elevation of barn 1) shall be fabricated in timber and painted off-white set behind a 75mm reveal.
- e) Doors shall be vertically boarded

Reason:- To protect the character and appearance of this rural building.

X *B.J. Haywood*

Signed by: Ben Haywood

**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 [buildingcontrol@staffs Moorlands.gov.uk](mailto:buildingcontrol@staffs Moorlands.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.staffs Moorlands.gov.uk](http://www.staffs Moorlands.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.