

Mr Ben Kettle
Wharfe Rural Planning Ltd
Sapling Home Farm Ullard Hall Lane
Knutsford
WA16 9PJ

c/o Agent
Wharfe Rural Planning Ltd

Application no: SMD/2021/0483

Determined on: 12/04/2022

**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:

Wayfields Farm Rownall Road Wetley Rocks Staffordshire ST9 0BP

Description of Development:

Change of use of land and buildings from agricultural to business uses falling within Use Classes E(g)(ii) and (iii) (Light Industrial and Research) and B8 (Storage and Distribution) including the associated development for new openings in the existing buildings.

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, including the building materials, shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-

1302/J200048/001.6 dated 11th March 2022
1302/J200048/002.7 dated 11th March 2022
3552-F01
1302/J200048/007.1
1302/J200048/006.1

Reason:-

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) the use of the two buildings shall be limited to uses within Use Class E(g)(ii) and (iii) (Light Industrial and Research) and Use Class B8 (Storage and Distribution) within the Town and Country Planning (Use Classes) Order 2021 (as amended) or agricultural uses.

Reason:-

In the interests of the character and amenities of the area and highway safety.

4. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 3552-F01 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

Reason:-

In the interests of highway safety.

5. The development hereby permitted 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:-

In the interests of highway safety.

6. Details of floodlighting / external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation.

Reason:-

To protect the local amenities of the local residents by reason of excess of luminance.

7. The rating level of sound emitted from the commercial and industrial activities at the use hereby approved shall not exceed background sound levels by more than 2 dB(A) between the hours of 07.00-23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 23.00-07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating

and assessing industrial and commercial sound) and/or its subsequent amendments).

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

Reason:-

To protect the amenities of nearby residents

8. No outside storage, manufacturing, repair or maintenance processes shall be carried on outside the buildings hereby approved for use under this permission. All doors and windows shall be kept closed except for access and egress.

Reason:-

To protect the amenities of nearby residents

9. The premises shall not be used except between 08:00 and 18:00 hours Mondays to Fridays, 08:00 to 13:00 on Saturdays and at no time on Sundays and Bank Holidays.

No vehicles may arrive, depart, be loaded or unloaded within the general site except between the hours of 08.00 and 18.00 Mondays to Fridays and 08.00 and 13.00 hours on Saturday. There shall be no vehicle movements to or from the site on Sundays and Bank Holidays.

Reason:-

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

10. Before the development commences, a scheme shall be submitted to and approved in writing by the local planning authority that specifies the provisions that will be implemented for the control of noise emanating from the site. The noise mitigation scheme shall be applied to the site before it is first brought into a use approved by the planning permission and maintained for the life of the approved development and shall not be altered without the prior written approval of the local planning authority.

Reason:-

To protect the amenity of the locality, especially for people living and/or working nearby.

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. The applicant is reminded of the presence of a Planning Condition attached to Building A as shown in the original application drawings which requires the building to be demolished where agricultural uses of the building cease.

3. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer:

4. Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance

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 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.