

Mr Phil Taylor
P A Taylor Plans Design & Construct Ltd
The Sand Quarry Hougher Wall Road A
Audley
Stoke-on-Trent
ST7 8JA

Mr Beaumont
Clewlow Bank House Hill Top
Stoke-On-Trent
ST9 8TY

Application no: SMD/2021/0131

Determined on: 13/07/2022

**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:

Croney Bank Farm Bagnall Road Bagnall Staffordshire ST9 9JY

Description of Development:

Barn conversion to be linked with and form part of the main dwelling house.

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 permitted, including finishing and roofing materials shall be provided in exact accordance with the following approved amended plans:

Location Plan

Amended Plan 6806 500 received on 7.7.22

Reason:-

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

3. All new facing and roofing materials for the existing stone building shall match those of the existing in terms of type, colour and texture.

Reason:-

In the interests of the appearance of the area.

4. Notwithstanding the details given in the application, before the commencement of works, details of the facing and roofing materials for the proposed extension clarifying the materials on the differing parts of the extension, in terms of their type, colour and texture shall be submitted to and approved in writing by the local planning authority and the extension shall be built in exact accordance with the approved details.

Reason:-

In the interests of the appearance of the area.

5. Notwithstanding the details given in the application, the external window and door materials shall match those on the extension to the farmhouse approved under application SMD/2021/0128.

Reason:-

In the interests of the appearance of the area.

6. 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 character and appearance of the building.

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 further development as specified in Part 1 Class(es) AA, A, B and E 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 protect the openness of the Green Belt.

8. The building shall be used entirely as ancillary accommodation for the existing dwelling on site and shall not be sold, let or otherwise used as a separate unit of accommodation or dwelling or used for business and commercial purposes.

Reason:-

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

9. Before the commencement of works, details of the surface water and foul drainage shall be submitted to and approved in writing by the local planning authority and the drainage scheme shall be provided in exact accordance with the approved details.

Reason:-

In the interests of the ecological value of the site.

10. Before the commencement of works, a Great Crested Newt and Amphibian method statement shall be submitted to and approved in writing by the local planning authority and the development shall be undertaken in exact accordance with the statement.

Reason:-

In the interests of the ecological value of the site.

11. Before the development hereby approved is brought into use, bat and bird boxes shall be installed at the site in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason:-

In the interests of the ecological value of the site.

12. The development shall be carried out in exact accordance with the measures outlined in Section 4 of the Apex Ecology Further Bat Surveys report dated December 2021.

Reason:-

In the interests of the ecological value of the site.

Informatives

1. This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

2. At the time of the case officer site visit, another building at the property appeared to be in the process of being converted into habitable accommodation. The Council can find no record of a planning application being submitted for these works and would advise the applicant to submit a planning application for the works within one month of the date of this permission or investigations from the Planning Enforcement Team will commence.

X 

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.
12. Domestic sprinklers
Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building. The chance of an accidental discharge is 16,000,000:1
If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.

Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.