STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mrs Teresa Critchlow
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Leek
Staffordshire Moorlands
ST13 6JP

Mr & Mrs Stokes
C/o Agent

Application no: SMD/2022/0508

Determined on: 16th January 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:
Upper Park Farm Park Lane Ipstones Staffordshire ST10 2NE

Description of Development:
Change of use of redundant farm building to form a single dwelling with ancillary operational changes and hard and soft landscaping works

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004

2.Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:
Location and Site Plan: Dwg no 2021-2662-03 Rev A
Drainage Plan: Dwg no 2021-2662-04

Floor Plans and Elevations: Dwg n 2021-2662-03 Rev D

Reason: For the avoidance of doubt and to clarify which plans are relevant.

3.The materials to be used on the external surfaces of the development as indicated on Floor Plans and Elevations: Dwg n 2021-2662-03 Rev D shall be implemented as indicated.

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality

4. The proposed conversion shall be carried out in accordance with the Structural Report submitted as part of the application. No consent is hereby granted for any demolition or rebuilding other than that detailed in the approved Report.

Reason: Since the application is for the conversion of the building only.

5.All the external works of the development hereby permitted shall be completed before the expiration of three years from the date of this permission.

Reason: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.

6.The residential curtilage of the dwelling hereby approved shall be restricted to that shown on 2021-2662-03 Rev A.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality

7.The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment

8.The proposed roof lights shall be of the Conservation Type, with a flush fitting to the roof covering and retained as such thereafter.

Reason: In the interests of visual amenity in order to retain the character of the barn.

9.All doors and windows shall be fabricated in timber and set behind a 75mm reveal and retained as such in perpetuity.

Reason: In the interests of the appearance and character of the building

10.Prior to their installation details of a scheme for any external building or ground mounted lighting/illumination, shall have been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

The lighting schemes(s) shall be implemented in accordance with the approved details and retained as approved.

Reason: To enable the Local Planning Authority to exercise control over development which could prove materially harmful to the character and visual amenities of the immediate area and to minimise/mitigate the potential impacts upon protected species resultant from the development.

11.Prior to the extraction flues being first brought into use all external parts of the flue and cowl and associated fitments shall be coloured black/ a dark matt finish and retained as such at all times in the future unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance.

12.Notwithstanding the provisions of Class A Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-enacting that Order, no gates, walls, fences or other means of enclosure (except for those approved by this consent) shall be erected within the curtilage of the dwelling unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.
P.T.O.

13.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, the dwelling hereby permitted shall not be altered or extended, no new windows shall be inserted, no alterations to the roof shall be undertaken and no buildings or structures shall be erected within the curtilage of the dwellings hereby approved unless planning permission has first been granted by the Local Planning Authority.

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the immediate area and the character and the appearance of the property to be converted.

14.The development hereby approved shall be carried out in strict accordance with the actions, methods & timing details included in Bat Activity Survey by Elite Ecology Ltd dated November 2022.

15.A ridge/eaves overhanging swallow nest box must be placed on the structure facing northeast prior to first occupation of the development. To compensate for the loss of the internal Swallow (Hirundo rustica) nests, ridge/ eaves overhanging swallow nest box must be placed on the structure facing north east post completion development. The swallow nest box should be constructed of wood and triangular in shape measuring 50cm(H)x50cm(L)x40cm(W). An access gap is to be left underneath the box measuring at 20cm in depth with a wooden ledge measuring at 20cm occupying the remaining 20cm. the ledge must be installed on the side opposite to the chosen mounted wall. The nest box shall thereafter be retained in perpetuity

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed or harmed.

16.No demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a scheme for the hard and soft landscaping of the site has been first submitted to and approved in writing by the local planning authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection, in the course of development. The landscaping scheme shall also incorporate biodiversity enhancements detailed within the Bat Activity Survey by Elite Ecology Ltd dated November 2022.The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory

17.Before the proposed development is brought into use, vegetation on the site frontage to the north west of the access shall be cut back and maintained for a distance of 18m from the centre line of the access such that no vegetation is within 2m of the carriageway or over the height of the existing boundary wall in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The vegetation shall thereafter be kept maintained in accordance with the approved details for the life of the development.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

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18. Before the proposed development is brought into use, the access from the existing highway shall be reconstructed and resurfaced for a minimum distance of 5m rear of the existing carriageway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be reconstructed and resurfaced in accordance with the approved details.

Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

19. Rainwater goods to be used in the development shall be fabricated in cast metal and finished black fitted on simple rise and fall metal brackets.

Reason: To protect the character and appearance of the building.

Informative

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application as (originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.

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.