STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Application no: SMD/2023/0117

Determined on: 08/11/2023

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:
Rakeway Farm Rakeway Road Cheadle Staffordshire ST10 1RA

Description of Development:
Conversion, extension, and alteration of former agricultural buildings to form 1no. dwellinghouse, external alterations and extension to existing farmhouse, and improvements to existing vehicular access

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

Amended Plan: 1248 PL(0)01 Rev B

Amended Plan: 1248 PL(0)02 Rev B
1248 PL(0)03 Rev A
1248 PL(0)04 Rev A
Amended Site and Location Plan: 1248 PL(0)05 Rev G

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

3. Any new or replacement brick and tile facing/roofing materials on the existing buildings shall match those of the existing building in terms of type, colour and texture.
Reason:-
In the interests of the appearance of the area.

4. The extensions to the farmhouse and barns shall have brick and tile finishing materials which match those of the respective existing buildings in terms of type, colour and texture.
Reason:-
In the interests of the appearance of the area.

5. All new and replacement doors and windows used in the development hereby permitted shall be fabricated in timber and set behind a 70mm reveal. The doors shall be vertically boarded.
Reason:
To protect the character and appearance of the buildings.

6. Any existing ventilation holes shall be filled using a blue engineering brick
Reason:
To protect the character and appearance of the building.

7. All new rainwater goods to be used in the development hereby permitted shall be fabricated in black metal and shall be fitted on rise and fall metal brackets and the rooflights shall be Conservation type set as flush as possible with the slates or tiles to avoid excessive projection above the plane of the roof.
Reason:
To protect the character and appearance of the buildings.

8. Before the insertion of any new or replacement doors or windows, details of the joinery of the doors and windows, shown on drawings a scale of 1:10, along with details of colours, shall be submitted to and approved in writing by the local planning authority and all doors and windows shall be installed in exact accordance with the approved details.
Reason:
To protect the character and appearance of the buildings.

9. Before the insertion of any of the rooflights, details of the rooflight design and joinery,

shown on drawings a scale of 1:10, along with details of colours, shall be submitted to and approved in writing by the local planning authority and all rooflights shall be installed in exact accordance with the approved details.
Reason:
To protect the character and appearance of the buildings.

10. All drystone walls adjacent to Rakeway Road and to the south-west of the farmhouse and brick barns shall be retained except any sections of wall required to be removed to provide the approved access and visibility splays. Any sections so removed shall be reinstated using the original materials behind the visibility splay
Reason:
To protect the character and appearance of the open countryside

11. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved in writing by the local planning authority. There shall be no removal of any trees, shrubs or hedgerows or works to buildings during the bird nesting season (nominally March to August inclusive), unless otherwise agreed in writing by the local planning authority and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs, hedgerows or buildings are not in active use by nesting wild birds.
Reason:-
In the interests of the character and appearance of the area.

12. Within 2 months of the date of this permission a comprehensive landscaping scheme shall be submitted to the local planning authority for approval in writing. Such a scheme shall in particular make provision for the planting of a replacement hedgerow to the re-aligned highway frontage boundaries of Rakeway Farm itself and the field to the north-west of Rakeway Farm within the red and blue edged land shown in the application drawings and for new hedgerow planting to the boundaries of the proposed domestic gardens of Rakeway Farmhouse and the barn conversion dwelling. Such hedgerows shall be composed of a minimum of six different suitable native shrub species. In addition, the submitted landscaping scheme shall make provision for the planting of a minimum of six irregularly spaced native standard hedgerow trees within the replacement field boundary hedgerow and a further minimum nine (in total) standard hedgerow trees within the replacement and new garden boundary hedgerows. Furthermore, the submitted landscaping scheme shall make provision for a minimum of three native and/or orchard trees within the garden to Rakeway Farm. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. Following approval of the landscaping scheme submitted under this condition, the replacement hedgerow, including hedgerow trees, to the Rakeway Road frontage of the field shall be planted before the end of the then-current or next available dormant season (November to February inclusive) as the case may be immediately following the removal of the existing field hedgerow for highway visibility

purposes, and the remainder of the approved landscaping scheme shall be fully implemented before the end of the first available dormant season following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:-
To replace trees and hedges removed and in the interests of the character and appearance of the area.

13. Hedgerows, including any hedgerow trees, planted in accordance with conditions of this planning permission shall be permanently retained for the life of the development hereby approved, unless otherwise agreed in writing by the local planning authority.
Reason:-
In the interests of the appearance of the site.

14. The development hereby approved shall not be brought into use until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.
Reason:-
To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution and protect the ecological value of the site.

15. 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 amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and the visual amenities in the area.

16. 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, C, D, E and F or Part 2 Classes A to C shall be carried out at either the existing dwelling or barn conversion hereby approved 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 residential amenities of the area.

17. All windows on the south-east elevation of the farmhouse as shown on the application drawings hereby approved shall be fitted with obscure glazing to level 5 (minimum) from the Pilkington range or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) those windows shall not be re-glazed with any transparent materials and shall not be enlarged or otherwise altered, nor shall any additional window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:-
To protect the amenity and living conditions of the adjoining residential property from overlooking or perceived overlooking.

18. Before the commencement of development, a Method Statement for bat precautions shall be submitted to and approved in writing by the local planning authority and the development shall be undertaken in exact accordance with the approved Method Statement.
Reason:-
In the interests of the ecological value of the site.

19. Before the commencement of development, a Bird Nesting Mitigation Plan shall be submitted to and approved in writing by the local planning authority and the development shall be undertaken in exact accordance with the approved details.
Reason:-
In the interests of the ecological value of the site.

20. Any new external lighting shall avoid harm to bats and shall be installed in exact accordance with details and specifications to be submitted to and approved in writing by the local planning authority.
Reason:-
In the interests of the ecological value of the site.

21. The development hereby permitted shall not be brought into use until the parking and turning areas for the existing farmhouse and the proposed barn conversion have been provided in accordance with the approved plan Drawing No. PL (0) 05 Rev F. 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.

22. The development hereby permitted shall not be brought into use until the visibility splay shown on Drawing No. PL (0) 05 Rev F has been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level.
Reason:-

In the interests of highway safety.

23. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with the approved Drawing No. PL(0) 05 Rev F. The surfacing shall thereafter be retained and maintained
Reason:-
In the interests of highway safety.

24. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.
"" 08:00 - 18:00 hours (Monday to Friday);
"" 08:00 - 13:00 hours (Saturday)
"" No working is permitted on Sundays or Bank Holidays.
In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
Reason:-
To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

25. The development shall be undertaken in accordance with the following measures:

I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority;
II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when required by officers of the Local Planning Authority
Reason: -
To protect the amenities of the area during construction

26. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and

other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the approved remediation shall be submitted to and approved in writing by the Local Planning Authority
Reason: -
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

27. Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and should include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed.

The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not continue until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation shall be carried out prior to the first occupation of the development.
Reason: -
To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

28. Any external lighting which is to be incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light(s) is(are) in operation. Details of all external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the works shall be carried out in full accordance with the agreed details
Reason:-
To protect the local amenities of the local residents by reason of excess of illuminance

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. Please note that prior to the widening of the vehicular access, a Section 184 Notice of Approval from Staffordshire County Council is required.
The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx
Or for further details Please email trafficandnetwork@staffordshire.gov.uk.

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

"" A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: http://www.hse.gov.uk/

"" Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment http://www.bsigroup.com

"" Any approved noise scheme and measurements should pay due regard to 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.

"" Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf

"" During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

"" The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils
http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf

"" Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

"" If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Ageny https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

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"" Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.

"" The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become and ""appropriate person"". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.

"" Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

"" During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes

"" The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.

"" Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.

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.