STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Application no: SMD/2023/0368

Determined on: 15th October 2024

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

HYBRID 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:
Land at Uttoxeter Road Blythe Bridge Staffordshire ST11 9JR

Description of Development:
Demolition of all existing buildings and (a) full planning permission for the erection of 12 self-contained flats for the elderly along with car parking, landscaping and associated private amenity space, a new public car park to serve the village centre; and (b) outline planning permission with all matters reserved for the erection of a new community building.

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 12 self-contained flats for the elderly along with car parking, landscaping and associated private amenity space, a new public car park to serve the village centre 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 new community building hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last date of the reserved matters to be approved, whichever is later.

Reason:- The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. Approval of the details of layout, scale, appearance, access and landscaping (hereinafter called "the Reserved Matters") for the new community building shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:- To ensure a satisfactory standard of development.

4. Application for approval of the reserved matters (Access, Layout, Scale, Appearance and Landscaping) for the new community building shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

Reason:- The time limit condition is imposed in order to comply with the requirements of Sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990.

5. The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-

D101 Rev Af;
D102 Rev B;
D105 Rev H;
D106 Rev C;
D107 Rev D
D120 Rev D;
D900 Rev B;

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

6. Prior to the commencement of development a scheme of phasing shall be submitted to and approved in writing by the Local Planning Authority. Development shall then take place in accordance with the approved scheme.

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

7. No construction works on any phase of the development hereby permitted shall be carried out above the ground floor slab level until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority;

- samples/details of the types and colours of all roof tiles, facing materials and hard surfaces (including paths/patios/parking areas) and;

- Details of eaves and verges;

- Joinery and materials details (including colour) for all external windows and doors

Each phase of the development shall be carried out in accordance with the approved details for that phase, completed in full prior to first occupation and retained for the lifetime of the development.

Reason:- To ensure that the external appearance of the development is satisfactory.

8. Prior to their installation, joinery details of all external windows and doors for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, completed in full prior to first occupation and retained for the lifetime of the development. Each phase of the development shall be implemented in accordance with the approved details for that phase.
Reason: In the interests of good design and visual impact.

9. No phase of the development hereby permitted shall take place until a Construction and Environmental Management Plan for that phase of the site has been submitted to and approved in writing by the Local Planning Authority, which shall include the following details:-

I. the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;

II. the method and duration of any pile driving operations (including expected starting date and completion date);

III. pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;

IV. the arrangements for prior notification to the occupiers of potentially affected properties;

V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

VI. a scheme to ensure construction and demolition activities on the site do not 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;

VII. a scheme for recycling/disposal of waste resulting from the construction works;

VIII. the parking of vehicles of site operatives and visitors;

IX. the loading and unloading of plant and materials;

X. the storage of plant and materials used in constructing the development;

XI. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

XII. details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works,

XIII. any waste material associated with the demolition or construction shall not be burnt onsite but shall be kept securely for removal to prevent escape into the environment,

XIV. the details of any generator/s to be used on site. They shall be sufficiently attenuated so that any noise generated shall be inaudible inside any nearby noise sensitive premise,

Each phase of the development shall be carried out in accordance with the approved Plan.

Reason: To protect the amenity of local residents and that of the surrounding area from noise disturbance.

10. (a) No phase of the development hereby permitted shall take place, except for works of site clearance and demolition until a risk assessment has been undertaken to assess the nature and extent of any contamination on the site, in accordance with a scheme to be agreed in writing with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted to and approved in writing by the Local Planning Authority.

(b) If the site risk assessment (a) indicates that potential risks exist, development of that phase shall not commence, 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.

(c) Following completion of measures identified in the approved remediation scheme (b) and prior to bringing that phase of the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

(d) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
The scheme must ensure that the site will not qualify as contaminated land under Part 2A of

the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

11. No top soil is to be imported to the site for any phase until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority prior to the commencement of that phase of the development. Each phase of the development shall be implemented in accordance with the approved details for that phase.

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.

12. Any external artificial lighting 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 artificial lighting for that phase to be installed under this permission shall be submitted to and approved in writing by the Local Planning Authority prior to the lighting being installed.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance.

13. Prior to each phase of the development first being occupied pre-completion tests shall be carried out to verify compliance with the submitted Noise Assessment prepared by AEC ltd Report Reference ref. P4667/R01b/WJK dated 13th July 2022. The raw data, calculations and results from the pre completion tests shall be submitted to the Local Planning Authority for its written approval before any of the units hereby approved are occupied. Each phase of the development shall be implemented in accordance with the approved details of that phase.

Reason: To protect occupiers from noise and safeguard their residential amenities.

14. Prior to the commencement of any phase of the development the final detailed surface water drainage design shall have been submitted to and approved in writing by the Local

Planning Authority in consultation with the Lead Local Flood Authority. The final detailed design shall use the design principles outlined in Revision 4 of the Blythe Bridge Drainage Strategy (document reference 23945-HYD-XX-XX-RP-C-0500, 14th Feb 2024) and must further demonstrate:

- Evidence of infiltration testing undertaken in accordance with BRE digest 365 in the proposed location of the permeable paving and attenuation tank.

- A post demolition CCTV Survey to confirm invert levels and demonstrate the condition of any remaining surface water infrastructure (i.e., pipes and manholes) serving 3rd party land and demonstrate that the existing surface water outfall to the River Blithe remains in a useable condition.

- A plan showing the total impermeable area of the post-developed site.

- Limiting the discharge rate generated by all rainfall events up to 100- year event plus an allowance of 40% for climate change to 5 l/s.

- Introduction of a 2nd stage of water treatment for surface water runoff (petrol/ oil separator etc).

- Detailed design (plans, network details and full hydraulic calculations) in support of any surface water drainage scheme, including details on any attenuation system, SuDS features and the outfall arrangements.

- Calculations shall demonstrate the performance of the designed system and attenuation storage for a range of return periods and storm durations, to include as a minimum the 1:1 year, 1:30 year and the 1:100-year plus 40% climate change return periods.

- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system (i.e., in the event of blockage).

- Finished floor levels to be set 150mm higher than surrounding ground levels to mitigate the risk from exceedance flows.

- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.

- To include the name and contact details of the body(-ies) responsible.

Each phase of the development shall be implemented in accordance with the approved details for that phase.

Reason: To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

15. Prior to commencement of any phase of the development, details to demonstrate that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development (to ensure that flood risk is not increased prior to the completion of the approved drainage strategy) shall be submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be implemented in accordance with the approved details for that phase.

Reason: To reduce the risk of surface water flooding to the development and surrounding properties during demolition and construction works

16. No phase of the development hereby permitted shall be brought into use until the access drive rear of the public highway has been resurfaced in a bound material for a minimum distance of 10m back from the channel of Uttoxeter Road in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details and retained for the lifetime of the development.

Reason: To comply with the National Planning Policy Framework; to comply with Staffordshire Moorlands District Council Local Plan Policy DC1 and in the interests of highway safety.

17. Prior to the commencement of any phase of the development hereby permitted drainage plans for the disposal of foul and surface water flows for that phase shall have been submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be implemented in accordance with the approved details of that phase prior to that phase being brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

18. Prior to first occupation of any of the residential units hereby approved, an Ecological Management Plan (EMP) relating to the Biodiversity Net Gain habitat creation on site detailed in the Preliminary Ecological Appraisal dated November 2023 prepared by Dr Stephan Bodnar and the Metric 4 calculator shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details for the ongoing management of hedgerow/ tree planting and grassland enhancement to target conditions. The development shall thereafter be carried out in accordance with the approved EMP.

Reason:- To ensure a net gain in biodiversity

19. The development hereby approved shall be carried out strictly in accordance with the following:-
a) The mitigation measures at para 4.3a) and 4.3b) of the Preliminary Ecological Appraisal dated November 2023 prepared by Dr Stephan Bodnar.

Reason:- To provide biodiversity enhancement

20. No development above slab level on any phase shall be commenced until such time that a Scheme for the provision of bird and bat boxes and bat bricks for that phase has been submitted to and approved in writing by the Local Planning Authority. Each phase of the development shall be implemented in accordance with the approved details of that phase prior to any of the units hereby approved first coming into use.

Reason:- To provide biodiversity enhancement.

21. There shall be no removal of trees, shrubs etc shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds and the results submitted to and approved in writing by the Local Planning Authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.

Reason: In the interests of bird nesting protection.

22. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees assessed as having moderate or greater potential for roosting shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are encountered during dismantling, felling or pruning operations.

Reason: In the interests of protecting bats.

23. The first action on commencement of development of any phase, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of all existing trees/tree groups to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. The barriers and advisory notices

required under this condition shall be retained in position for the duration of the period that development takes place on that phase, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of tree protection.

24. Notwithstanding any indication given on the plans hereby approved, full details of the alignment, construction specification and method statement for the footpath linking the proposed new public car park with the high school grounds shall be submitted to and approved in writing by the Local Planning Authority prior to any commencement of this element of the development hereby approved; such details shall specifically provide for the avoidance of harm to trees to be retained, in particular where the alignment of this footpath may traverse the Root Protection Areas of retained trees.

Reason: In the interests of trees to be retained and protected.

22. The planting scheme shown on BM3 Landscape Plan Drg. No. 71153/D900 Rev B shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby granted full planning permission. The trees, 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: In the interests of biodiversity enhancement and suitable landscaping.

Informatives

1. This approval should be read in conjunction with the Planning Obligation entered into under S106 of the Town and Country Planning Act 1990 (as amended) which accompanies it.

2. This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require exemption under Section 219 - 226 of the Highways Act 1980 if it is to remain private. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council at the earliest opportunity to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the road and drainage and any changes may necessitate the submission of further planning applications. As the road is to be private then the residents

should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities.

Please see https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

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

"" All lighting details should be provided with predicted LUX levels at the cartilage of the nearest residential receptors. This should be undertaken in line with the Institute of Lighting Engineers Guidance on intrusive lighting.

"" 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 noise scheme and measurements should pay due regard to British Standard BS8233:2014 Sound insulation and noise reduction for buildings (Code of Practice),and 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 should 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

"" 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.

3. Severn Trent Water advise that there may be a public sewer located within the application site stating that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent state they will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Severn Trent state that every approach to build near to or divert their assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. Severn Trent further state it is vital you contact them at the earliest opportunity to discuss the implications of any of their assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

4. Severn Trent state they would not permit a surface water discharge into the public combined sewer or the public foul sewer, and recommend the applicant seeks alternative arrangements.

5. 'For online advice on construction site security, the applicant's attention is directed to the following publications from recognised bodies:

- Construction Site Security - A Guide (British Security Industry Association)
- Construction Site Security Guide 2021 (Secured by Design)
- Construction Site Security Guide (National Business Crime Centre)'

6. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/buildingonorwithintheinfluencingdistanceofmineentries Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider. If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/thecoalauthority

7. The applicant is encouraged to investigate options for low carbon heating and sustainable design.

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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.

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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