STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr David Byatt
Byatt Oliver Limited
Etruria Methodist Church Etruria Old Road
Stoke on Trent
United Kingdom
ST1 5PE

Mr & Mrs Simmill
Sharpcliffe Hall Bradshaw Lane
Ipstones
Staffordshire
ST10 2LJ

Application no: SMD/2023/0429

Determined on: 18th October 2024

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:
Sharpcliffe Hall Bradshaw Lane Ipstones Staffordshire ST10 2LJ

Description of Development:
Proposed extension for an Indoor Swimming Pool

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 must be begun not later than three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended 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 Plan: Dwg no 5965-100
Proposed Floor Plan:Dwg no 5965- 019d
Proposed Elevations:Dwg no 5965-017

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

3. Prior to the commencement of works on site specification of all new finishing and facing materials are to be submitted to the Local Planning Authority and approved in writing. All materials shall be shown in a wet and dry state. This shall include roof tile vents and their quantity, internal poolside and steps materials, internal barn-gym materials and flooring, external terrace and steps, as well as any hard surfaces for the pool building terrace. Once approved in writing the development shall be undertaken in strict accordance to this specification and maintained as such for the lifetime of the development.

Reason: to protect the character and integrity of the historic barn within the setting of the listed building.

4. Prior to the commencement of works on site a detailed sectional drawing at 1.20 demonstrating the new step construction and design entering the pool building through the converted window shall be submitted to the Local Planning Authority and approved in writing. Once approved in writing the development shall be undertaken in strict accordance to this specification and maintained as such for the lifetime of the development.

Reason: to ensure quality design and longevity, preserving the character of the historic barn.

5.Prior to the commencement of works on site a sample of the glazing and frame design and or unit material type of the pool building enclosure including colour code is to be submitted to the Local Planning Authority and approved in writing. Once approved in writing the development shall be undertaken in strict accordance to this specification and maintained as such for the lifetime of the development.

Reason: to protect the character of the historic barn and the setting of the listed building.

6. The rainwater goods shall ensure that all rainwater is managed away from the footings of the historic barn and pool enclosure.

Reason: to protect the integrity of the historic fabric and ensure the structures longevity.

7. Any and all new ancillary plant and machinery for the functioning of water supply and heating in connection with the swimmingpool hereby permitted shall be concealed, hidden and integrated within the confines of the new enclosure.

Reason: to ensure safe usage of all relevant functions and to preserve the setting of the listed building.

8. No such external floodlighting, external illumination or uplighting is to be installed on or around the barn or pool enclosure unless details have first been approved in writing by the Local Planning

Authority. Lighting shall only be installed in accordance with the approved details.

Reason: to protect the character of the barn and listed building, and to preserve the setting and views at this landscape.

9. Prior to the commencement of works on site a sample of and detail at 1.20 or 1.5 of the new curtain wall glazing for the barn doors are to be submitted to the Local Planning Authority and approved in writing. The detail shall demonstrate the measurements and how the glazing will be installed and secured to the brick reveals and accompanied by the retained existing doors to be provided as large shutters. The development shall be undertaken in strict accordance to this approved specification and shall be retained as such for the life of the development.

Reason: to ensure preservation of the survived fabric of the barn.

10. The indoor swimming pool hereby permitted shall be demolished and all materials used in its construction shall be removed from the site within 12 months of the date on which it ceases to be required or used for the purposes of a swimming pool and the elevation of the barn shall be restored to it's former condition.

Reason: To protect the setting of the listed building from harm arising from redundant structures.

Informative

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

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 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.