

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

C/o Agent

Application no: SMD/2024/0112

Determined on: 09.12.2024

**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:

St Johns Church Belle Vue Road Leek Staffordshire ST13 8EP

Description of Development:

Change of use to joinery workshop / showroom with ancillary store, office and welfare facilities (Class E(g)(iii))

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 accordance with the following submitted plans and subject to the following conditions and/or modifications:-

2023-2857-01;
2023-2857-02 Rev A;
2023-2857-03 Rev B.

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

3. The premises shall be used as a joinery workshop/showroom with ancillary store, office and welfare facilities, as shown on the above approved plans and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason:- In order to restrict the use of the premises in order to protect the amenity of neighbouring dwellings, in the interest of the amenities of the area and highway safety

4. No external alterations, extensions or outbuildings shall be constructed/undertaken without the express consent in writing of the Local Planning Authority.

Reason:- In the interests of preserving this non-designated heriate asset and the character and appearance of the area

5. The development hereby approved shall adhere to the following at all times during the construction phase:

- No waste material associated with the demolition or construction shall be burnt onsite but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect 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 onsite for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority.

Reason:- To protect the amenities of the area during construction

6. The rating level of sound emitted from any fixed plant and/or machinery associated with the development and the industrial activities at the use hereby approved shall not exceed 45db LAr 15mins at any noise-sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

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

7. The use hereby permitted, including deliveries, shall be restricted to the following times;

- 08:00 - 18:00 hours (Monday to Friday)
- 08:00 - 12:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

8. All construction works and deliveries 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.

Reason:- To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

9. Prior to the installation of any external lighting, details of the lighting shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the local amenities of the local residents by reason of excess of illuminance and the character and appearance of the area.

10. The noise mitigation measures as set out within section 6 of the Noise Impact Assessment undertaken by Peak Acoustics Reference 1005243NR and dated 10/06/2024 should be completed in full prior to the site first being brought into use.

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

11. There shall be no external storage or external working at any time.

Reason:- In the interests of the character and appearance of the area and to protect the setting of this non designated heritage asset and neighbour amenity.

12. All existing boundary brick and stone walls as well as gates, railings and grassed areas as identified on approved plan reference number 2023-2857-03 Rev B shall be retained for the lifetime of the development.

Reason:-

In the interests of the character and appearance of the area, residential amenity and to protect the setting of this non designated heritage asset

Informatives

1. During the course of considering the application the Council sought further details concerning potential noise impacts. The applicant has submitted a Noise Impact Assessment which has dealt with initial concerns. The council has therefore complied with the requirement of the National Planning Policy Framework for Local Planning Authorities to work proactively with applicants to secure sustainable development proposals.

2. The applicant(s)/developer(s) is(are) advised that there may be unmapped transferred public sewers/assets on the property. You are advised to contact Severn Trent for discussions. You can contact Severn Trent via email: building.over@severntrent.co.uk or Tel : 0345 266 7930. Further information about the transfer, along with guidance to determine whether the property is served by a public sewer can be found online: <https://www.stwater.co.uk/mysupply/waste-water/lookingafteryoursewers/sewerpiperesponsibility>

3. The applicants attention is drawn to the comments by the Highway Authority comments and the need to adhere to the submitted and the Delivery and Service Management Plan dated October 2024.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting 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.