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Stoke-on-Trent
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ST7 8LQ

Mr T J and Mrs Eyre
Shaw House Farm
Cheadle Road
Alton
Staffordshire
ST10 4DH

Application no: SMD/2025/0142

Determined on: 14.05.2025

**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:

Shaw House Farm Cheadle Road Alton Staffordshire ST10 4DH

Description of Development:

Application for the variation of a condition following granted planning permission for 5 No.
Dwellings created from converting 4 No. of existing Barn Buildings
- variation of approved plans

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. This development is permitted subject to the condition that it must be completed within a period of 3 years starting with the date of the original prior approval decision reference DET/2024/0002 of 10th December 2024.

Reason: This time limit to complete the development is a statutory condition numbered Q.2(3) in the General Permitted Development Order (GPDO 2015) (as amended) Schedule 2; Part 3 – Class Q.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:
23-12-b3-XX-XX-DR-A-0105 – location plan
23-12-b3-XX-XX-DR-A-0106 – site access visibility splay revision A

-01-XX-DR-A-0207 rev C – barn 1 plan and elevations
-03-XX-DR-A-0209 rev C – barn 3 plan and elevations
-04-XX-DR-A-0210 rev C – barn 4 plan and elevations

23-12-b3-02-ZZ-DR-A-0213_RevD_Barn_2_Technical_Plans_(A1)
23-12-b3-02-XX-DR-A-0402_RevB_Barn_2_Pr_Elevations_(A1)
23-12-b3-XX-XX-DR-A-0104_RevD_Proposed_Block_Plan_(Q)

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

2. In respect of any of units 1, 2, 3 and 4 as numbered on drawing reference 23-12-b3-XX-XX-DR-A-0104 – proposed block plan revision D hereby approved no work to develop either individually or collectively any one of these units hereby approved in the above referenced drawings 0207 C; 0213 D / 0402 Rev B and 0209 C including demolition shall take place until:

(i) For that specific unit or units subject to the development work proposed, there has been submitted to the Local Planning Authority (LPA) and approved in writing supported by further appropriate bat survey as necessary 'a detailed scheme of mitigation and compensation measures' (the scheme) in respect of bats known to be associated with the unit(s) as determined by the applicant's submitted bat activity survey by Elite Ecology dated October 2024.

(ii) The scheme shall take account of the entirety of the host building including any elements to be demolished in order to plan the work to accord with the latest published Bat Conservation Trust Guidelines and Natural England requirements.

(iii) As a minimum the scheme shall set out seasonal timing of works and working methods as well as providing appropriate bat breeding and bat roosting sites in the completed development as recommended at section 5 of the applicant's submitted bat activity survey by Elite Ecology dated October 2024.

The development shall be implemented in accordance with the scheme as approved in writing by the LPA unless separately approved by a Natural England European Protected Species (EPS) Licence in which case the work shall be implemented in accordance with the EPS Licence and in either event shall be implemented and retained as approved for the lifetime of the development.

Reason: To ensure that the development proceeds with appropriate protection and safeguard for European Protected Species (bats).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2 Part 3 – Class Q (as amended) with the exception of the details of the alterations hereby approved in the above referenced drawings 0207 C; 0213 D / 0402 Rev B and 0209 C and with the exception of the structures marked by pecked red /orange-red edge in drawing 23-12-b3-XX-XX-DR-A-0104 – proposed block plan revision D hereby approved ie. (i) off the south east corner of unit 1; (ii) between unit 2 and unit 3; (iii) off the northerly end of unit 3 and (iv) off the north end of unit 4 nothing in this consent shall be taken as permitting the taking down or re-building of the extant structures to be converted.

Reason: To define the permission, for clarity and the avoidance of doubt and in the interests of retaining the heritage qualities of barn 1 (units 1 and 2) in particular.

4. Prior to the installation of windows and doors to the wall elevations in any one or more of the conversions hereby approved detailed plans and sections of the proposed windows and doors at an appropriate scale of 1:5, 1:10 or 1:20 together with details of the materials and proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as subsequently approved.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the buildings and the character of the rural area and in the interests of appropriate safeguard to the architectural and historic features in particular with regard to units 1 and 2 of barn 1 hereby approved for conversion.

5. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the buildings and the character of the rural area.

6. All eaves and verges shall be formed from mortar pointed masonry work up to the intersection with the roof slopes to match the existing structures without recourse to box work or barge boards.

Reason: To protect and enhance the visual integrity and where appropriate the vernacular appearance of the buildings.

7. All rainwater goods shall be of metal or wood to a profile suited to the date heritage of the buildings.

Reason: To protect and enhance the visual integrity and where appropriate the vernacular appearance of the buildings.

8. No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To protect and enhance the visual integrity and where appropriate the vernacular appearance of the buildings.

9. All roof lights shall be of Conservation standard and shall be designed to fit flush with the plane of the roof slope and the frame shall have a black finish. The glazed area shall be subdivided vertically.

Reason: To protect and enhance the visual integrity and where appropriate the vernacular appearance of the buildings.

10. All windows and doors in units 1 and 2 (barn 1) (other than roof lights) shall be of timber fitted with a frame recess of 100mm from the plane of the exterior wall face.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the rural area.

11. All noisy activities in the course of carrying out the development 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 anti-social hours.

12) The domestic curtilages for each building to be converted within this development are restricted in amount to that allowed under the terms of GPDO (2015, as amended) Schedule 2; Part 3 – Class Q and shall be contained within the areas identified as garden, parking and perimeter path shown on drawing 23-12-b3-XX-XX-DR-A-0104 – proposed block plan revision D hereby approved and nothing in this consent provides for any alteration or change in use to land outside these areas.

Reason: To define the permission, for clarity and the avoidance of doubt.

13) In respect of parking, access and vehicle circulation the completed development of any one or more of the units hereby approved shall be laid out and identifiably designated on the developed site in accordance with the approved plan drawing no. 23-12-b3-XX-XX-DR-A-0104 Revision D. All surfacing shall be in a bound porous material with excess run-off sustainably drained having regard to the drainage informative (below) and the parking and turning shall be completed for each individual unit prior to its first occupation. Thereafter these parking areas shall be retained in accordance with the approved plans for the lifetime of the development.

Reason: In the interest of highway safety and resident amenity and in accordance with policies DC1 and TC1.

14) At any time during and following the completion of the development all exterior lighting installations shall be attached in the service of the development hereby approved only in accordance with the protocols contained in the Institute of Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2011 – or later revisions) and the Bat Conservation Trust’s “Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting” (2014).

Reason: To protect the amenities of nearby residents and minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site.

Informatives

1. The confirmed presence of bats in the buildings proposed to be developed means that work can only take place if carried out in accordance with Natural England’s licensing procedures for work which will affect European Protected Species. Failure to carry out the

requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. You are reminded of your responsibilities under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 in respect of any protected species that may inhabit the site. All wild birds including their nests and eggs are protected by law. It is an offence, with certain exceptions, to kill, injure or take wild birds or to take, damage, or destroy their nests or take or destroy their eggs. Site clearance, building alterations and/or demolition cannot therefore take place where there are birds nesting. Typically this will be in the period mid February to mid August. As this development involves vegetation clearance and/or demolition and/or other activities which would be damaging to any nesting birds present – which could include Swallows which winter in Africa and migrate to their breeding locations in Britain and Europe each spring often returning faithfully to the same sites – the work should avoid the bird nesting season so far as possible. If such work is to take place in the nesting season an ecologist experienced in bird nesting habits should first be engaged to advise on and ensure that the intended work can legally take place.

3. Drainage: Planning Practice Guidance and section H of the Building Regulations 2010 set out a surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water should be allowed to enter the foul or combined water systems by any means.

4. The proposed development is judged to be of suitable design and meets the tests of sustainability in planning. There are not judged to be any adverse implications for neighbours or wider public amenity and street scene. Amendments were agreed with the agent in the course of the determination in accordance with the approach to decision making as advocated in the National Planning Policy Framework at paragraph 38.

X *B.J. Haywood*

Signed by: Ben Haywood

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.
2. 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.
3. 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.staffs Moorlands.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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

9. 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.
10. 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>
11. 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.
12. 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.
13. 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).
14. 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.