

Mr R. Simons
Primitive Methodist Church
New Road
Alton
Staffordshire
ST10 4AF

Application no: SMD/2024/0030

Determined on: 27.05.2025

**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:

Primitive Methodist Church, New Road, Alton, Staffordshire ST10 4AF

Description of Development:

Change of use of property to holiday let including refurbishment.

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:-

Location Plan;
Site Plan Drawing Number 1;
Existing Floor Plan Drawing Number 2;
Proposed Ground Floor Layout Drawing Number 3;

Proposed Mezzanine Layout Drawing Number 4;
Existing Elevations Drawing Number 5;
Proposed Elevations Drawing Number 6;

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 for short stay holiday accommodation not exceeding four weeks at any one time and for no other purpose including any purpose in Class C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987. There shall be no return within 6 months and the premises shall not be sold, let or otherwise occupied at any time as a person(s) sole or main residence.

Reason:- The premises are not considered suitable for permanent residential occupation.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, AA, B, C, D, E, F, G and H and/or Part 2 Class(es) A, B, C, D, E and F, to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason:- To enable the Local Planning Authority to control the development and so safeguard the character of the building and the character and appearance of the Conservation Area, and to ensure that adequate private amenity space is retained within the curtilage of the building.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) no door, window or other opening shall be formed in the building other than those shown on the approved plans unless a further permission has first been granted on application to the Local Planning Authority.

Reason:- In the interests of neighbour amenity and to maintain the character and integrity of the Conservation Area.

6. Any bricks, stonework, tiles, windows and door heads and cills which need to be replaced shall match those of the existing building in terms of material, colour and visual impact.

Reason:- To maintain the character and integrity of the Conservation Area of which this site forms a part.

7. The boundary railings and stone wall shall be retained for the life of the development

Reason:- To maintain the character and integrity of the Conservation Area

8. Prior to any external resurfacing within the curtilage of the building, details of the surfacing shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in full accordance with the approved details and retained for the lifetime of the development.

Reason:- To maintain the character and integrity of the Conservation Area.

9. Prior to the installation of any new windows, full details of all new windows, drawn to a 1:20 scale and including details of proposed materials, finish, colour and opening type shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To maintain the character and integrity of the Conservation Area.

10. Notwithstanding the approved plans, the external doors shall be a like-for-like appearance. Prior to the installation of any new external doors, full details of all new external doors, drawn to a 1:20 scale and including details of proposed materials, finish and colour shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To maintain the character and integrity of the Conservation Area.

11. Prior to first use of the building hereby permitted, details of the window within the rear north/north-west facing elevation at the boundary with the dwelling known as Chapel House, shall be submitted to and approved in writing by the Local Planning Authority. The window details shall be drawn to a 1:20 scale and include details of materials, finish and colour. The window shall be non-opening and fitted with obscure glazing. The development shall then be carried out in accordance with the approved details prior to first use and retained as such for the lifetime of the development.

Reason:- To maintain the character and integrity of the Conservation Area and in the interests of neighbour amenity.

12. Unless prior permission has been obtained in writing from the Local Planning Authority, all construction activities shall be restricted to the following times of operations.

- o 08:00 - 18:00 hours (Monday to Friday);
- o 08:00 - 13:00 hours (Saturday)
- o No working is permitted on Sundays or Bank Holidays.

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

13. The development hereby approved shall adhere to the following at all times during the Construction/demolition 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 shall 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. 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 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

14. The development hereby permitted shall comply with all mitigation and noise levels set out in sections 6 (Noise Management Plan) and 7 of the approved Acoustic Assessment, Peninsular Acoustics Project. No. PA0438 dated August 2024.

Reason:- To protect the amenity of residential properties.

Informatives

1. During the course of considering the application, the Council has sought additional information regarding matters including noise and windows/doors information. The Council has therefore complied with the requirement to work pro-actively with applicants to secure sustainable development proposals.

2. This Permission does not confer on the Applicant the right to build on or over land owned by a third party without the third party's consent. You should therefore seek the prior agreement of your neighbour(s) before entering their land.

3. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site.

4. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer. Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014+A1:2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E. The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

o 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.

- o 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>
- o Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456). 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.
- o 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>
- o Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

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.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.
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.