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Application no: SMD/2025/0082

Determined on: 28th November 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:

Tompkin Head Farm, Tompkin Road, Stanley, Staffordshire, ST9 9NA

Description of Development:

Conversion and alteration of agricultural buildings to form 2no. dwellinghouses, and associated works

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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. No works, demolition, dismantling, repair or interior work shall commence anywhere on the site before the Local Planning Authority has been provided with evidence that either: a) a licence has been issued by Natural England pursuant to the Conservation of Habitats and Species Regulations 2017 authorising development to proceed; or b) a statement in writing has been issued by Natural England indicating that it does not consider that the development will require a licence and the Local Planning Authority has confirmed in writing that it is satisfied with that evidence. Unless otherwise required by the terms of a license issued by Natural

England, all of the works permitted shall be carried out in accordance with, and in full observation of the recommendations and conditions set out at section 5 of the 'Bat Emergence Report' by Elite Ecology dated Nov 2024, a corrected version of which was submitted on the 17th June 2025.

Reason:- To ensure that the development does not cause harm to a species protected by the Conservation Habitats and Species Regulations 2017 and result in an offence.

3. The development hereby permitted and described above shall only be carried out in accordance with the written and drawn details of the plans numbered and referenced: LOCATION PLAN 1892-10 and PROPOSED PLANS & ELEVATIONS BARN A 1892-09, submitted with the application; and, revised PROPOSED SITE PLAN 1892-12 B and PROPOSED PLANS & SECTIONS BARN B 1892-07 B, submitted and received on the 9th June 2025.

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

4. The development hereby permitted and described above shall only be carried out using stone and brick facing materials and roofing plain clay tiles that match in terms of colour, size, form and texture those of the existing buildings. There shall be no variation unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the works harmonise with the existing development.

5. The windows and doors to be installed in the converted brick building shall be constructed as flush fitting units and casements, painted in a light grey or green colour. All windows and doors shall be installed with a setback of a minimum of 75/100 mm from the edge of the stonework around the window or door openings. All windows and doors shall thereafter be retained and maintained accordingly throughout the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the details of the development are sympathetic to the age and vernacular of the original buildings.

6. Details of any external artificial lighting to be installed at the site shall be first submitted to and approved in writing by the Local Planning Authority. All lighting shall be installed in accordance with the approved details.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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;

Part 2; and Part 20, of Schedule 2 to that Order, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority. Specifically, no fences, walls, gates or other means of enclosure, shall be erected or provided anywhere on the site without the details of such operations first being submitted to and approved in writing by the Local Planning Authority. The erection or provision of any fence, wall, gate or other means of enclosure shall only be carried out in accordance with those approved details.

Reason:- To enable the Local Planning Authority to control the development and so safeguard the open characteristics of the Green Belt, the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building.

8. The roof lights to be used in the development hereby permitted shall be conservation style fitted as flush as possible with the roof covering.

Reason:- To ensure that the details of the development are sympathetic to the age and vernacular of the original buildings.

9. Rainwater goods shall be metal, finished black and fitted on simple rise and fall brackets.

Reason:- To ensure that the details of the development are sympathetic to the age and vernacular of the original buildings.

10. The development hereby permitted shall not be brought into use until the access, drive, parking and turning areas have been surfaced and provided in accordance with the drawn and written details shown on the revised PROPOSED SITE PLAN 1892-12 B, received on the 9th June 2025; and, the existing access to the farm and agricultural buildings (east of Barn A) shall be made redundant as a consequence of the development and shall be permanently closed with the access crossing reinstated. Any existing gates should remain in an open position or located a minimum of 5m rear of the edge of carriageway and open inwards towards the site. They shall thereafter be maintained and retained in accordance with those details throughout the life of the development.

Reason:- In the interests of highway safety and to ensure that the site is set out and finished in a way that limits impacts on the Green Belt and the character and appearance of the area.

11. Before the development is brought into use and BARN B is occupied as a dwelling, the adjoining lean to block shed, marked on the approved plan as 'Building to be removed', shall be completely demolished and removed from BARN B's south elevation, to accord with revised PROPOSED PLANS & SECTIONS BARN B 1892-07 B, submitted and received on the 9th June 2025.

Reason:- To protect the living conditions of future occupiers and users of the development.

12. In the event that contamination is found at any time when carrying out the approved

development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing 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.

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.

13. Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicate that a potential risk exists, soil shall not be brought on to site 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. The approved remediation shall be carried out prior to the development being brought into use.

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.

14. No development shall commence until a Biodiversity Gain Plan has been submitted to the local planning authority, and approved in writing. Development shall be carried out and subsequently maintained in accordance with the approved plan.

Reason:- To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990

15. The development shall not commence until a Habitat Management and Monitoring Plan (the (HMMP), prepared in accordance with the approved Biodiversity Net Gain plan and including:-

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan with timescale for implementation of such works;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat has been submitted to, and approved in writing by, the Local Planning Authority. The development shall subsequently proceed and be monitored and managed in accordance with the agreed HMMP and implementation timescale

Reason:- To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE 2.

16. Notwithstanding the details shown on the approved plans the development shall be undertaken in accordance with the following:

- External doors shall be fabricated in timber, vertically boarded, ledged and braced. Windows shall be fabricated in timber.
- Any existing ventilation slots shall be infilled with recessed blue brick

Reason: To protect the character and appearance of the traditional agricultural building.

17. The developer must avoid commencing or carrying out work to the barns during the bird breeding season (March to August, inclusive). If this is not practical or not possible, the buildings must be inspected by a suitably qualified ecologist no more than twenty-four hours prior to the start of the works on these structures.

Reason:- Due to the confirmed presence of nesting birds in the barns and to safeguard protected species.

18. Before the development is brought into use, all of the bird compensation measures that are set out at 'Section 5 Recommendations' of the 'Bat Emergence Report' by Elite Ecology dated Nov 2024, a corrected version of which was submitted on the 17th June 2025, shall be carried out in full accordance with that report. The compensation measures shall include the installation of bird nest and roost boxes for blue tits, swallows, and tawny owls as specified in and in accordance with the report. The bird boxes shall thereafter be retained and maintained in accordance with the report, throughout the life of the development.

Reason:- Due to the confirmed presence of nesting birds in the barns and to safeguard protected species

19. At all times during construction work, all excavations, trenches, ditches, and pipe work with a diameter over 150mm should be left closed or covered over at night; or, mammal and

hedgehog ladders or ramps shall be installed at the end of each working day to allow badgers and hedgehogs to escape from all excavations and trenches.

Reason:- In the interests of safeguarding protected species and wildlife.

Informative

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. As the application was considered acceptable there was no need for any negotiation or amendment as would otherwise be advocated within the National Planning Policy Framework 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.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.