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Application no: SMD/2025/0278

Determined on: 4th February 2026

**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:

The Ramshorn Estate, Ramshorn Road, Oakamoor, Staffordshire, ST10 3BZ

Description of Development:

Erection of facilities (utility) building

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. The development hereby permitted and described above shall only be carried out in accordance with the following approved plans: 2017-10-261 'Location Plan'; 2017-10-251 D 'Proposed Site Plan'; and, 2017-10-Rev E 'Proposed Floor Plans and Elevations', that were submitted with the application.

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

3. The interior rooms and space within the facilities building, hereby permitted and described above, shall only be laid out and arranged in accordance with the approved 'proposed ground floor plan (phase 3)' and the 'proposed first floor (Phase 3)' shown on drawing no. 2017-10-Rev E. The arrangement of internal space shall be retained as such throughout the life of the development and shall only be used for those purposes that are identified on the approved plan that are associated with, and ancillary to, the adjacent 'Ramshorn Estate' holiday development. The facilities building shall at no time be used, in part or in whole, as a dwellinghouse that provides for holiday or any other form of residential use.

Reason:- For the avoidance of doubt and to ensure the development serves the stated purposes and does not lead to further expansion of the estate in this sensitive woodland countryside location.

4. The construction of the facility building shall only be carried out and finished using external facing cedar or kiln dried boarding and grey roofing tiles to match those of the existing lodges on the adjacent land. Those facing and roofing materials shall thereafter be retained and maintained without variation throughout the life of the development, unless otherwise agreed in writing by the Local Planning Authority (LPA).

Reason:- To ensure that the external appearance of the development is satisfactory.

5. The first action on commencement of development, prior to any further action (including any further site clearance, site stripping, or site establishment shall be the erection of temporary tree protection barriers, temporary ground protection measures and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Tree Heritage Arboricultural reference THL-R25-50 dated 21st May 2025, submitted in support of the application hereby approved, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the LPA.

Reason:- Because the development would take place within a protected woodland.

6. No exterior light shall be attached to the building hereby permitted or anywhere else on the application site, during either the construction or operational phase of the development, unless it accords with the details of a 'sensitive nocturnal lighting strategy' that has first been submitted to an approved in writing by the Local Planning Authority. Such a strategy shall be designed in line with guidance from the BCT on 'Bats and Artificial Lighting at Night' with lighting that includes cowls / hoods or shields, operational timers, and has a lighting spectrum limited to below 2700K. Any submitted lighting strategy shall identify features on site that are particularly sensitive for bats and that are likely to cause disturbance to their resting places, breeding sites and key areas for foraging and commuting and show how and where external

lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that area to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

Reason:- In the interests of safeguarding the habitats of protected species and limiting light pollution in an isolated rural location.

7. No development shall take place until a Construction Environmental Management plan (CEMP) has been submitted to and approved in writing by the the Local Planning Authority. The development shall only be carried out in full accordance with, and observation of, the approved CEMP, ensuring that all steps and measures detailed in the approved CEMP are implemented and carried out. The CEMP must include:

- Risk assessments of potentially damaging construction activities.
- Reasonable Avoidance Measures (RAMs) for amphibians, birds, bats, badgers and hedgehogs.
- Identification of biodiversity protection zones.
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements).
- The location and timing of sensitive works to avoid harm to biodiversity.
- The times during construction works when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication
- The role and responsibilities of an ecological clerk of works or similar competent person.
- Use of protective fences, exclusion barriers and warning signs.

The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with approved details, unless otherwise agreed in writing with the LPA.

Reason:- To protect the woodland ecology and biodiversity in accordance with Local Plan policy NE1 and the terms of the NPPF.

8. Before the development is brought into use bird boxes, bat boxes, hedgehog boxes and insect hotels shall be installed and provided on the site or the estate premises, in accordance with a biodiversity enhancement plan that has first been submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure that there is replaced and enhanced biodiversity on the site in accordance with Local Plan policy NE1 and the terms of the NPPF.

9. Within 2 months of the development first being brought into use, the blue skip, blue storage containers, out door storage of items and equipment, and sheds/shelters that were located on the 'service yard', on and adjacent to the application site, on the date of the application, shall be removed from the site and land forming the estate premises. At no time during the life of the development shall any moveable structure, container or unit, be brought onto the estate premises land, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To secure the improvements to the character and appearance of the area that are presented with the application as being merits of the development.

10. The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan 'Proposed Site Plan' Drawing No.2017-10- Revision E, that was submitted with the application. The parking and turning area shall thereafter be retained, free from obstruction, and either used or available for parking and turning associated with the use of the building for the life of the development.

Reasons:- To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Informative

It should be noted that the site lies wholly within the extent of Woodland W1 protected under Tree Preservation Order No. SM.105, and this protection extends to all trees of whatever species, age and size. Other than where directly required to implement the development hereby approved, the planning permission hereby granted does not authorise any work to trees. Separate specific application to and grant of consent by the local planning authority under the TPO would first be required for any such work, other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

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. Additional information relative to the development's impact on trees, were submitted by the agent on request in accordance with the principles of negotiation and amendment as advocated in the National Planning Policy Framework.

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.