

Mrs Eleni Marshall  
Eldnar Ltd  
Rose Cottage  
Edwyn Ralph  
Bromyard  
Herefordshire  
HR7 4LX

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C/O Rose Cottage  
Edwyn Ralph  
Bromyard  
Herefordshire  
HR7 4LX

Application no: SMD/2025/0465

Determined on: 03.06.2026

**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 Morgue Villa Road Cheddleton Staffordshire

**Description of Development:**

Change of use of former morgue building to single holiday let unit

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 approved 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 details as submitted in the application form and submitted specifications and as shown in drawings:

Eldnar Location Plan Nov 2025

0189 - P – 003 rev F

0189 - P – 004 rev A

**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.

3. Before the commencement of development (including any site clearance, stripping, site establishment and formation of new temporary or permanent access driveway) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and 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 by the LPA.

**Reason:** In the interests of safeguarding TPO protected trees on the land.

4. No works shall be commenced until a programme of historic building recording in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' Level 3 has been submitted to and agreed in writing by the Local Planning Authority. Following approval of the submitted report by the Local Planning Authority, the completed building recording report shall be deposited with the relevant Historic Environment Record (HER) within 1 month of such approval.

**Reason:** To ensure and safeguard the recording and inspection of matter of historic importance associated with the building.

5. No works shall be commenced until a methodology for undertaking any upgrades or repair works has been submitted to and approved in writing by the Local Planning Authority. This shall include a full schedule of works which addresses repairs to the following:

- i Internal floors, walls and ceilings
- ii Internal and external doors
- iii Brickwork and pointing repairs
- iv External roof repairs

The works shall thereafter be carried out only in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the Listed Building.

6. No works shall be commenced in respect of the features identified below, until details of their design, fixing and finish in the form of manufacturer's specification or drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

- i. External windows, including dormers, doors and their immediate surroundings, including details of glazing and glazing bars
- ii. Treatment of window and door heads and cills
- iii. Treatment of dormer cheeks
- iv. Details of the abutment of the partition against the window (partition between Bedroom 2 and Bathroom)
- v. Rainwater goods

- vi. Extractor vents and flues
- vii. Meter boxes
- viii. Soil and vent pipes
- ix. Any external illumination

**Reason:** In order to safeguard the special architectural or historical interest of the Listed Building.

7. Prior to the commencement of development, details of all boundary treatments and hard landscaping shall be submitted to the Local Planning Authority for written approval and prior to the first occupation of the development shall be completed in accordance with the details as subsequently approved.

**Reason:** In the interests of the character and integrity of the Listed building, the visual appearance of the development and the amenities of the area.

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

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

9. 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 to be submitted to the local planning authority, 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.

10. The development shall take place incorporating the mitigation measures and in accordance with the working methods variously set out under the headings of Enhancements and Recommendations as detailed at pages 11 to 21 of the submitted 'Preliminary Ecological Appraisal' [PEA] by Arbtech dated 12<sup>th</sup> February 2024 and in accordance with the Recommendations at pages 18 to 22 of the Bat Emergence and re-Entry Surveys Report' by Arbtech dated 9<sup>th</sup> August 2024 or, in relation to bats, the work shall be implemented in accordance with any Natural England European Protected Species (EPS) Licence issued for the development hereby approved. All mitigation measures introduced in accordance with

the PEA and or the EPS shall be implemented and retained as approved for the lifetime of the development.

**Reason:** In the interests of biodiversity and to safeguard the population of European Protected Species.

11. All noisy activities during the development work 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. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval in writing by the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

**Reason:** To secure the satisfactory development of the site in terms of human health and the wider environment in accordance with Local Plan Policy SD4 and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

13. The holiday let hereby approved shall not be used or occupied as a person(s) sole, main or normal residence or for any other purpose that is included at Class C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987. The use and occupation of the holiday let shall be restricted to person(s) that are on holiday; have their normal residence at a different site address; and stay for no longer than a single four week period. No person(s) shall return to or occupy the holiday let again until a four week period has elapsed since their last occupation of any of the building. A register of occupants enjoying C3 use including details of duration of stay must be kept by the owner / proprietor of the premises and made available for inspection by the Local Planning Authority upon request at any time in normal office hours.

**Reason:** The development hereby approved is not considered suitable for permanent residential occupation.

14. The development hereby approved shall not be brought into use until a Guest Management Plan which sets out measures to mitigate noise and disturbance from activity within the area hatched black on drawing 0189 - P – 003 rev F has been submitted to and agreed in writing by the Local Planning Authority. The premises shall thereafter be operated in accordance with the approved Guest Management Plan for the life of the development

**Reason:** In the interests of the amenity of neighbouring occupiers to minimise the risk of unacceptable levels of noise and disturbance

15. At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

**Reason:** To minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site.

16. 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 Classes A; B; C; D; E; F and G and Part 2 Classes A and B other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority. Reason: To enable the Local Planning Authority to control the development and so safeguard the character and integrity of the Listed building and the visual amenities of the area.

### **Informatives**

1. The confirmed presence of bats in the building 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 details of which can be obtained from Natural England at <https://www.gov.uk/bats-protection-surveys-and-licences>. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. 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 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 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. A demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the conversion / renovation of the building. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

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 or heritage. As the application was considered acceptable there was no need for any negotiation or amendment and the decision has been made in accordance with paragraph 39 of the National Planning Policy Framework (2024).

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Signed by: Jane Curley

**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](http://dbcp.co.uk); Email: [info@dbcp.co.uk](mailto: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](http://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](http://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.