

Mr Rob Duncan  
Rob Duncan Planning Consultancy Ltd  
St Mary's Old School  
Minster Pool Walk  
Lichfield  
WS13 6QT

Mr Scott-Moncrief  
Basford Hall  
Basford Green Road  
Cheddleton  
Staffordshire  
ST13 7ER

Application no: SMD/2024/0077

Determined on: 24.06.2026

**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:**

Basford Hall Basford Green Road Cheddleton Staffordshire ST13 7ER

**Description of Development:**

Erection of Agricultural and Woodchip Storage 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 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:  
AL 01C Site plan and Proposed elevations and floor plan drawing AL03.  
**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. Notwithstanding condition 2 and the plans hereby approved the building shall be positioned to stand a minimum of 8.0m clear at its closest point from the centre line of the adjacent hedgerows to the north and east edges of the site.

**Reason:** To safeguard the existing well established tree and hedge boundary in the interests of landscape, biodiversity and amenity.

4. Above the exposed concrete panel base walls of the development hereby approved the exterior walls shall be finished in dark green vertical metal cladding and the roof shall be finished in dark green or dark grey coloured panels.

**Reason:** To assist in minimising the conspicuousness of the building in the area.

5. No fill or base material used in connection with the development hereby approved, including any associated track, shall be imported to the site, nor shall any existing imported material be used, until it has been tested for contamination and assessed for its suitability for the proposed development. A methodology for demonstrating the material is suitable for its proposed use, shall be submitted to and agreed in writing by the Local Planning Authority prior to the material being imported or used. The results of the testing shall be submitted to and agreed in writing by the Local Planning Authority prior to the material being used.

**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.

6. Before the proposed development is brought into use, details of appropriately hard surfaced turning area in the site curtilage supported with tracking dimensions shall be first submitted to and approved in writing by the Local Planning Authority. The turning area shall thereafter be provided in accordance with the approved details and retained for the life of the development.

**Reason:** To comply with NPPF Paragraph 115 and 116; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

7. All construction work hereby approved 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.

**Reason:** To avoid the risk of disturbance to neighbouring dwellings / residential occupiers from noise during anti social hours.

8. Before the end of the first available planting season (November to February inclusive) following completion of the development hereby approved or its first coming into use whichever is the earlier the scheme of tree and shrub planting shown on site plan drawing AL 01C hereby approved shall have been implemented complete with fencing measures to protect the plants from grazing by livestock or wild animals. Any plants which die or are lost or otherwise fail to establish in the first five years following the

completion of the planting shall be replaced in the next available planting season with plants of the form and size as originally planted. The planting shall thereafter be allowed to grow and be maintained for the lifetime of the development.

**Reason:** In the interests of the visual appearance of the development, biodiversity and the amenities of the area and in the interests of mitigating impacts on heritage.

9. All machinery, plant or equipment including air conditioning units installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014+A1:2019. The details and location of any plant or machinery to be installed under this permission shall be submitted to and approved of in writing by the Local Planning Authority prior to installation.

**Reason:** To safeguard the amenity of local residents and that of users of the surrounding area from noise disturbance.

10. Prior to their installation, details of any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details and only retained as such thereafter.

**Reason:** To avoid excess outdoor illumination in the interests of the visual appearance of the development and the amenities of the area and to minimise disturbance by artificial light to protected species including bats and minimise sky-glow from the site.

11. The building hereby approved shall be used for the purposes of agricultural and forestry storage associated with the Basford Hall estate including storage of wood chip and for no other purpose.

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

### **Informative**

1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 39 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

X *B.J. Haywood*

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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](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.staffs Moorlands.gov.uk](http://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](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.