STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

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Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ
Tel: 0845 605 3013 • Fax: 01538 483586 • Web: www.staffsmoorlands.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

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.

Application No: 08/01898/FUL

To:
Mr Mark Brassington
Knypersley Park Farm
Lodge Barn Road
Knypersley
Stoke-on-Trent
Staffordshire
ST8 7NS

Location of Development:

Knypersley Park Farm Lodge Barn Road Knypersley Staffordshire Moorlands ST8 7NS

Description of Development:

Conversion of redundant agricultural buildings to two residential units

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 in accordance with plans ref: 001; 002; 06.065.01; 06.065.02 REV A; 06.065.03; 06.065.04; 06.065.05; 06.065.06; 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 and Compulsory Purchase Act, 2004.

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2.Notwithstanding the provisions of Article 3(1) of the Town and Country Planning General Permitted Development Order, 1995 (as amended), planning permission shall be obtained before carrying out within the curtilage of these dwellings any additional development described in Class A, B, C, D, E, F and G of Part 1and Classes A and C of Part 2 of Schedule 2 to the Order. The dwellings hereby permitted shall not be altered or extended and no buildings, structures or other works shall be constructed within the curtilage of the site unless permission has first been granted in writing by the Local Planning Authority.
Reason:-
To safeguard the character and appearance of these traditional farm buildings, in accordance with Policy B21 of Staffordshire Moorlands Local Plan.

3.Before development commences a scheme of mitigation measures to protect nesting birds and protected species (bats), both during construction works and for retention of habitat, shall be agreed in writing with the Local Planning Authority. The agreed details shall be undertaken to the satisfaction of the Local Planning Authority.
Reason:-
To maintain provision for statutorily protected wildlife.

4.The development hereby permitted shall not be commenced until a schedule of landscape maintenance of the trees within the site for a minimum period of five years including details of the arrangements for its implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.
Reason:-
To ensure the provision of amenity and retention of the existing landscape features as a suitable habitat for protected species.

Informatives

1. The policies taken into account are Policies N2, N7, N8, N9, B13 and B21 of Staffordshire Moorlands Local Plan, together with national planning advice in P.P.S.1 : Delivering Sustainable Development, P.P.G.2 (Revised) : Green Belts, P. P. S. 7 : Sustainable Development in Rural Areas, P.P.S. 9 : Biodiversity and Geological Development and P.P.G. 13 : Transport / Manual for Streets. The proposal is considered to satisfy planning policy relating to the conversion of rural buildings (with the site being acceptably marketed for a more preferable commercial use).The site is in an appropriate location in terms of its sustainable location in relation to local services and public transport at Knypersley. The details of the design and external appearance are considered to be satisfactory. The additional traffic generation onto an unadopted roadway also serving as a public right of way is not considered to represent a significant highway risk. The presence of protected species may require adjustment of the interior layout in order to secure a necessary licence from Natural England and the period of construction work adjusted to avoid disturbance to the use of the barn(s) by barn swallows but this statutory requirement would not prevent the proposed development.

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2. **Important Note** .The applicant is advised that a separate protected species licence will be legally required from Natural England as referred to in the submitted ecologists report (Paragraph 11.1 to 11.6).The construction work should not be carried out when the barn swallows are nesting - nests and eggs are protected under the Wildlife and Countryside Act, 1981

[redacted]

Signed on behalf of Staffordshire Moorlands District Council

0 6 JAN 2009

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NOTES

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of the date of the decision notice. (Appeals must be made on a form which is obtainable from the Department of Transport, Local Government and the Regions, Planning Inspectorate, Temple Quay House, No.2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise then subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the Development Order, and to any directions given under the Order.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough or District Council or County Council in which the land is situated, as the case may be, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.