

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

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: 12/01340/FUL

To:
Mr & Mrs G Stringer
c/o Steven Fidgett
35 Old Queen Street
London
SW1H 9JA
United Kingdom

Location of Development:

Heath House Farm, Ross Road, Whiston Staffordshire ST10 2JF

Description of Development:

Proposed reconstruction of Whiston Eaves Stable Block and an associated open sided haybarn and their use as a single family dwelling, an associated holiday cottage and ancillary storage.

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: AL (O) 01; AL (O) 02; AL (O) 03; AL (O) 04; AL (O) 05; AL (O) 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 Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. Prior to the commencement of development a Method Statement for the rebuilding of the property shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement

shall be informed by the survey and recording undertaken by WBB Minerals, July 2005 and provided in order to satisfy condition 4 of SM98 0282 LB. The development shall be carried out fully in accordance with the approved details.

Reason:- To ensure a faithful rebuild and to maintain the character and integrity of this heritage asset.

3. No development shall take place until window and door joinery details have been submitted to and approved in writing by the Local Planning Authority. Details should include: the recess depth of frame within the aperture; moulded timber sections; finish; opening mechanism; and glazing bar subdivision. The development shall be carried out strictly in accordance with the approved details.

Reason:-To ensure that the character and integrity of the heritage asset is retained

4. All pointing shall be of a strength and style appropriate to the type of walling material used (see Council leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample panel, at least one square metre, shall be completed on site and shall be inspected and approved by the Local Planning Authority before development commences and shall remain on site during the period of reconstruction.

Reason:-

To maintain the character and integrity of this heritage asset

5. Before any works commence full details of the extent of the re-use of materials from the demolished building (SM98-0282 LB) shall be submitted to and approved by the Local Planning Authority. Where additional materials are required to complete the reconstruction, samples shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:-

To ensure a faithful rebuild and to maintain the character and integrity of this heritage asset

6. Prior to the commencement of development, details of all rainwater goods, external drainage goods and soil pipes and means of ventilation on the visible elevations shall be submitted to and approved in writing by the Local Planning Authority. Details should include: the materials to be used; colour of paint; means of ventilation; and any associated cowling. The development shall be carried out strictly in accordance with the approved details.

Reason:-

To maintain the character and integrity of this heritage asset

7. Before development commences details of the roof lights shall be submitted to and approved in writing by the Local Planning Authority. Roof lights should be designed to fit flush with the plane of the roof and the frame should have a black finish. The glazed area should be subdivided vertically. The development shall thereafter be carried out in accordance with the approved details.

Reason:-

To maintain the character and integrity of this heritage asset

8. Prior to the commencement of development, full details of the roofing structure and detailing to include the roof trusses, purlins, ridge materials and eaves and verge detailing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:-

To ensure a faithful rebuild and to maintain the character and integrity of this heritage asset

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A,B,C,D,E,F,G and H and in Part 2 Classes A,B, and C other than expressly authorised by this permission, shall be carried out without first obtaining planning permission.

Reason:-

To enable the Local Planning Authority to control the development and so safeguard the character and appearance of the Special Landscape Area and the character and integrity of this heritage asset.

10. Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- a minimum width of 4.2 m for the first 6 m rear of the highway boundary
- constructed in a bound and porous material for the first 6 m rear of the highway boundary
- any gates located a minimum distance of 6 m rear of the highway boundary opening away from the carriageway

The access shall thereafter be carried out in accordance with the approved details and be completed prior to first occupation and shall thereafter be retained as such for the lifetime of the development.

Reason:-

To comply with Staffordshire and Stoke on Trent Structure Plan Policy T13 and in the interests of highway safety

11. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans.

Reason:-

To comply with Staffordshire and Stoke on Trent Structure Plan Policy T13 and in the interests of highway safety.

12. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason;-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Hard landscape works shall include proposed finished levels/contours, means of enclosure and hard surfacing materials. Soft landscape works shall include full details of all proposed planting, including tree planting and the proposed times of planting. All hard and soft landscape works shall be carried out in accordance with the approved details and prior to the occupation of any part of the development hereby approved or in the case of the planting scheme, in accordance with the programme agreed with the Local Planning Authority. If within a period of five years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason:-

To ensure an acceptable external finish and to protect the character and appearance of the Special Landscape Area and the heritage asset.

14. The 3 bedroom unit identified as holiday accommodation on drawing AL (0) 05 shall not be used for any purpose other than short stay lets, not exceeding four consecutive weeks at a time.

Reason:-

To define the permission and to prevent permanent residential use which would not be appropriate in this area of strict control.

Signed on behalf of Staffordshire Moorlands District Council

Informative

1. This application has been determined in accordance with policies H4, H7, B13, B21, N8 and N9 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework. The application building is regarded as a heritage asset which forms an important part of local history and its preservation and reconstruction as a dwelling and holiday unit justifies an exception to the normal housing restraint policies in this open countryside location.

2. The access to the site shall be reconstructed in accordance with SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place , Wedgwood

Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk) <http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

Signed on behalf of Staffordshire Moorlands District Council

NOTES

1. 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.
2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.