

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

26th January 2023

Application No:	SMD/2022/0210 and SMD/2022/0232 LBC application	
Location	White Hart, Alton	
Proposal	Proposed change of use of outbuilding to rear of listed building from Use class B8 (Storage) to Use Class E(g)(ii), (the research and development of products or processes) with elevational alterations.	
Applicant	Mr Wilkinson	
Agent	Mr Adam Gregory, Forefront Development Consulting Ltd	
Parish/ward	Alton / Alton	Date registered 5 th July 2022
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffs Moorlands.gov.uk		

REFERRAL

The application is a Full – Minor under reference SMD/2022/0210 and under SMD/2022/0232 is for Listed Building consent. The items are referred to Committee due to being in the name of the son of an elected member of the Council, Cllr Peter Wilkinson.

1. SUMMARY OF RECOMMENDATION

Approve Planning and Listed Building Consent – subject to conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The White Hart is a Grade II Listed Building facing on to High Street, Alton and is within the Alton Conservation Area. The White Hart continues to function as a Public House and is at the end of a characterful un-broken row of attached properties which line the north side of High Street. To the rear is a car park and along the north east side of the car park is a single storey detached outbuilding – the subject of the application – built against an embankment of an adjacent church yard – St Peter’s Church, Alton which is Grade II* Listed. There is a Grade II Listed sundial and a Grade II Listed monument within the church yard between the application building and the church.
- 2.2 A public footpath runs through the car park from High Street passing in front of the outbuilding subject of the application and continuing into an area of allotments beyond. In addition to the car park behind the pub there is an area laid out with tables and seating for pub customers. The

nearest neighbouring dwelling is 17 High Street attached to the westerly end of the pub and which has a private garden behind and running north parallel with the pub garden.

- 2.3 The application building is built principally of carefully coursed semi-dressed sandstone typical of Alton with a blue clay tile roof. There are three modestly garage-sized openings with loose-fitting timber boarded doors in the front westerly elevation facing the car park. An equivalent fourth bay at the far end is solid walled with a window. The higher ground of the church yard reaches nearly to eaves level at the rear with just a band of brick courses visible to part.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 The application proposal involves both a change of use – to “a microbrewery for craft beer” – and some external modifications including, in the scheme as first submitted, the addition of a side store in timber off the gable end facing the entrance from High Street. It has subsequently been agreed by the applicant that this will be omitted and the plans have been amended to reflect this.
- 3.2 The applications were first submitted on the 20th April 2022. They were assessed as invalid for lack of detail on hours of use and trade effluent handling; requirement for structural survey; design and access statement; waste handling and storage statement. The last of these items was submitted on 5th July and the applications made valid the same day. The applicant’s submitted preliminary bat and bird survey report (March 2022) recommended that, due to finding evidence of bat presence and bat usage of the building and due to other factors such as its rural location, three nocturnal activity surveys would be needed. This further report and survey was received 27th September 2022.
- 3.3 In the course of assessing the scheme the LPA found the proposals involved changes that were not sufficiently explained / justified and out of the discussions an amended scheme has been put forward.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no record of anything specific to the outbuilding. There have been some nine applications since year 2000 all relating to the main pub building dealing with internal alterations and external signage. Application 05/00283/FUL gained consent for “reconfiguration of public house including vacant shop” when 18 High Street which had previously been a shop but was unoccupied was incorporated into the pub. No. 18 High Street is the end most building in the row.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- E3 Existing Employment Areas, Premises and Allocations
- C1 Creating Sustainable Communities
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 The last consultation expiry date was 7th September 2022 (site notice).
- 6.2 Two public representations have been received under reference SMD/2022/0210 both raising potential objections:
- any smells from the brewing process would be unacceptable to residents in close proximity to the site;
 - incorrectly the application says the site cannot be seen from public places when in fact it is visible from a public road (High Street) and from the public footpath which passes in front.
- 6.3 Under reference SMD/2020/0232 (LBC) the person hoping to run the brewery has commented as follows:
- aims to be carbon-neutral and environmentally sustainable so far as practically possible

- lives in Alton so this is an opportunity to work within walking distance of home
- wants to see the White Hart thrive as a community pub
- wants to see this building restored and preserved in its current form as much as possible
- There is a shortage of business premises in Alton. Many new houses have been built in Alton without the creation of any new business opportunities or jobs. Business premises frequently close.
- In recent times we have lost three public houses, a butchers and a garage workshop. No new business premises have been created.
- The lack of public transport means that everybody has to drive out of Alton to work. This is not sustainable.
- Larger Villages Area Strategy policy SS8 states that you should meet limited employment needs by enabling small scale new employment development.
- local plans section on Sustainable Communities Strategy states that you will “Promote economic regeneration by supporting further regeneration within villages and that there will be a more flexible and proactive approach to employment development.”
- The Local Plan has been guided by the National Planning Policy Framework and the overriding emphasis has been on sustainability. SMDC has committed to being carbon neutral by 2030. I believe that this development and the measures intended will create a sustainable business that will help you meet your target.
- We are developing an integrated waste water heat recovery system.
- We will be sourcing our electricity from a solely green provider. We will be installing EV charging points on the outside of the building and intend to electrify any vehicles connected to the business as finances allow.
- We will be working closely with the White Hart Community Pub and hopefully develop this business into a sustainable asset for the village.

6.4 Two further representations in support commenting as follows:

- impressed by the commitment and community involvement being shown by the White Hart community pub
- supports the proposal as an opportunity to improve the strength of business in Alton
- will turn a dilapidated building into an asset
- will provide premises for a new business in the village
- position is ideal, with suitable access and parking
- will no doubt provide local jobs, support and service other local businesses and, with its sustainability proposals, limit its overall environmental impact. This would be a real benefit to the community.

Alton Parish Council

- 6.5 Following a discussion in which the rich heritage of brewing over hundreds of years in Alton was pointed out and a view that businesses should be welcomed to the village, the council had no objections to this application.

SMDC Environmental Health

- 6.6 No objection. Conditions recommended to cover (i) noise from plant and machinery during construction / renovation (ii) noise from plant and machinery during the running of the business; (iii) brewing smells; (iv) exterior lighting
- 6.7 Comments: the brewery appears relatively small from the information provided but it would be prudent to impose these conditions to ensure nearby residential properties are protected from smells and noise.
- 6.8 The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of Part III of the Environmental Protection Act 1990 be received.

Severn Trent Water

- 6.9 No objections to the proposals subject to the inclusion of the following condition – applicant has confirmed agreement to this as a pre-commencement condition:
The development hereby permitted shall not be commenced until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use. Reason: This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

Ecology advice – Staffordshire Wildlife Trust consultation response (01.09.2022)

- 6.10 - Insufficient information to determine the full ecological impact of the application and to demonstrate there will be a biodiversity net gain where possible. [NB – further information has subsequently been submitted by the applicant responding to this.]
- the report submitted with the application confirms that there are bat droppings present within the building and that it has structural features capable of providing places of shelter and protection. In accordance with Natural England Standing Advice and recognised good practice, at least three further nocturnal surveys are required to reliably confirm or discount the presence of a bat roost. This has been advised within the submitted report.
 - Further bat surveys must be conducted prior to determination, in order to fully consider the presence, and impacts to protected species and whether the proposals meet the three tests under the Habitat Regulations.
 - No plans for surface or foul water systems have been provided. This infrastructure could impact on other habitats, including potentially outside of the development boundary. It may also affect watercourses if there are any nearby. Drainage systems may impact on layout and landscaping. They are also an opportunity for sustainable solutions and habitat gains, if integrated early in the site design. Therefore, an outline of the type and location of drainage features

is required before determination, to be able to judge ecology impacts.

- Policy NE1 in the Staffordshire Moorlands Local Plan Adopted September 2020, expects that 'all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative'.

[The agent has responded to the above to say: In this case I believe this is not commensurate with the size and type of development. The plans relate to an existing building, as such existing surface water drainage arrangements will continue. In respect of foul drainage this must be directed to the main sewer as it could be contaminated with chemicals used in cleaning the liquid storage containers used in brewing. Further details have been supplied under the submitted waste management plan. I note the EA/STW have no objections subject to conditions. There is therefore unfortunately little opportunity to enhance biodiversity through drainage measures.]

Environment Agency

- 6.11 No objections / no conditions requested. Appears to be a lower risk planning consultation which does not require direct consultation with us; it does not fall within our 'consultation filter'.

SMDC Waste Collection Services

- 6.12 No issues regarding waste collections.

Ramblers' Association

- 6.13 Footpath Alton 61 goes through the site and only a few metres away from where development will take place. This path must remain open during and after work is completed.

SCC Public Rights of Way section

- 6.14 The application documents don't acknowledge the existence of Public Footpath No.61 Alton Parish which runs west of the proposed site. It does not appear from the submitted documentation that the footpath will be directly impacted by the proposals. The attention of the developer should, however, be drawn to the existence of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. If the path does need diverting as part of these proposals the developer would need to apply to your council under section 257 of the Town

and Country Planning Act 1990 to divert the footpath to allow the development to commence.

- 6.15 The applicants should be reminded that the granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion.

SCC Highways

- 6.16 No objections. No conditions requested. Application is unlikely to have a severe effect on the highway and is not an unreasonable use adjacent to a pub.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Principle of Development and Main Issues

- 7.1 The change of use and external changes require Planning Approval. Being within the development boundary of a larger village these exterior changes and change of use are acceptable in principle. Separately, the exterior physical changes along with internal changes require Listed Building Consent (LBC). The main considerations are:
- impact on the historic significance of the building as a curtilage listed structure to the White Hart Inn;
 - impact on the settings of: the Grade II Listed White Hart Inn; adjacent Listed buildings and structures including St Peter's Church (Grade II* Listed) and adjacent Grade II Listed structures in the church yard; Grade II Listed church yard wall, gates and piers;
 - impact on the character or the appearance of the Alton Conservation Area;
 - design
 - living conditions (amenities) of neighbouring residents
 - highway safety

Design

- 7.2 The scheme largely retains the building in its existing form. There are three significant physical changes. In the scheme as first submitted there was the addition of a timber boarded attached side extension. The effect of this would be to cover over the prominent stone end-gable of the historic original building. Timber boarding is not a traditional exterior finish in general in Alton. For a stand-alone store shed timber boarding may be acceptable but as an attachment in effect extending the stone building the material does not match and it is at odds with the historic material. This element has subsequently been omitted from the scheme (revised drawing 22-108-02 rev. A).
- 7.3 A further main exterior change is to insert glazing / glazed doors to two of the front doorways. The left hand of these would comprise a fixed glazed screen with a central vertical divide. The middle would be similar but one of the upright

panes would be slide opening. Side-hung outward opening vertically boarded timber doors are proposed to the right hand bay. A revised plan showing the glazed screens recessed in the openings has been submitted – this should also to be stipulated by condition.

- 7.4 Internally there are two dividing walls. Between the first and second bays (from the road-front end) is a timber partition proposed to be removed. This can be judged to have no historic significance as it appears somewhat makeshift and relatively recent. Its removal is therefore inconsequential and doesn't require planning permission, and if it is accepted as not of significance its removal does not require Listed Building Consent.
- 7.5 A second more substantial dividing wall stands at the centre of the building between the second and third bays. This appears integral and original and also structurally key to the building's support. The initial scheme submission proposed removal. The LPA advised the applicant's agent that the view given in their submitted heritage assessment that this wall is not significant and its removal not detrimental was not adequately explained / justified and could not be supported. The scheme has since been amended to retain this dividing wall but include a doorway opening centrally to give through-access internally along the spine of the building. This approach enables the greater part of the original structure to be retained but also provides understandably necessary interconnection to facilitate the proposed new use.
- 7.6 The scheme as first submitted also proposed replacing the roof. This was concerning as there is an impressive timber truss structure. The applicant's structural survey advises that:
- The roof structure is in poor condition with much distortion noted throughout. Some evidence of roof spread is noted at eaves level. Roof spread occurs when the downward pressure from the weight of the roof thrusts the roof timbers outwards, which in situations where there are no ceilings present can result in rotation of the wall plate and the head of the wall being pushed outwards. The roof structure and finishes should be completely overhauled and replaced with a suitably designed structure to support both vertical and horizontal forces. Should some of the existing king post trusses be considered to be in satisfactory condition, then these could be treated and used for cosmetic purposes within the proposed refurbished building.*
- 7.7 Following further discussion with the agent / applicant it is possible that this assessment is pessimistic and the proposal now is to retain the roof truss structure. The extent of any remedial work remains to be finalised but a condition can be attached to require a construction method to be agreed in writing prior to any roof supporting structure work. Replacement / renewal of roof tiles can take place without further consent if re-using the existing tiles or subject to condition for details if new tiles required.
- 7.8 Frames are stated to be in timber and again this needs to be controlled by condition. The front window to the left end should ideally incorporate a four pane inward opening hopper arrangement and a condition should be included

to require details to be agreed. It is understood the applicant is in agreement with this.

- 7.9 No information is submitted regarding vents or flues and a condition to require details (if any are needed) should be attached.

Heritage

- 7.10 There are a series of designated heritage asset considerations. Firstly the building itself is treated as being listed due to being in the curtilage of a Listed Building – the White Hart. Secondly the building is within the Alton Conservation Area and finally, it is seen in the setting of a series of other Listed Buildings as noted at the report outset (2.1 above).
- 7.11 As regards the Listed Buildings there is a statutory duty placed on the LPA, under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Buildings affected, including settings and to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 7.12 As regards the Alton Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 7 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.
- 7.13 An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.
- 7.14 Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.
- 7.15 NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”.
- 7.16 Paragraph 200 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

- 7.17 NPPF paragraph 202 states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”
- 7.18 The design details including amendments and suggested conditions discussed above (7.2 to 7.9) have been considered with the various heritage asset implications very much at the fore. The scheme can be considered to introduce less than substantial harm – door opening created in the central internal dividing wall and glazed screen windows to two of the front door openings – but these can all now be understood and found to be justified (NPPF 200). The project can overall be seen to have a public benefit for the community by introducing employment, business and trade; bringing a new use to an under-used heritage asset thereby securing the building’s retention; and contributing to the running and future of the White Hart as a community asset.
- 7.19 The wholesale replacement of the internal roof truss structure was not found to be adequately justified and is no longer part of the scheme.

Amenity / Living Conditions

- 7.20 The proposed physical works to the building will not result in any amenity impacts in terms of overshadowing or overlooking. With regard to the amenity implications of the proposed use, and in particular, the brewing process, local residents concerns are noted. However, in the absence of any objection from the EHO, it is not considered that a refusal on these grounds could be sustained as subject to including the EHO recommended conditions there are not found to be adverse implications for neighbour living conditions.

Highway Safety

- 7.21 No issues are identified, given the Highway Officer’s consultation response.

Other matters

- 7.23 The range of other issues addressed in the consultation responses – ecology, public footpath right of way and drainage – can all be appropriately managed through conditions. (Not all the conditions will be relevant to a Listed Building consent.) The applicant submitted a further bat survey report. This concludes that “it can only be assumed the building does not currently serve as an active bat roost. One rational explanation for the presence of the droppings is that it was historically used by low numbers of roosting bats which no longer utilise the building anymore”.
- 7.24 The potential implications for neighbours of a business use in this building including the concerns raised by nearby residents do need to be closely considered. The issue raised is about smells and the EHO recommends a condition to address this.

7.25 The current planning use class status of the pub is sui generis. As an ancillary outbuilding, the coach house / barn should at present be regarded under the same use class category. The effect of granting a stand-alone new planning consent for the outbuilding could create a separate planning unit which under the proposal here would be Class E (Commercial, Business and Service). This potentially opens up a range of permitted development changes. However these may not / mostly do not apply for a listed building or one in the curtilage of a listed building.

8. CONCLUSION AND PLANNING BALANCE

- 8.1 The proposals bring a small-scale business / employment use to an under-used / redundant small stone and traditionally roofed store which is ancillary to the White Hart Public House.
- 8.2 The building has obvious age and vernacular character in older-style stone masonry work typical of the Alton area. It is a curtilage Listed structure to the White Hart and is also seen in conjunction with a number of other important Listed Buildings. It contributes well to the heritage character and appearance of the Alton Conservation Area.
- 8.3 Public views of the building in the Conservation Area and in the setting of the surrounding Listed Buildings are obtained from High Street, from the public footpath right of way which passes in front, from the nearby allotment gardens and from the church yard to St Peter's.
- 8.4 The proposed conversion from ancillary store / garage / workshop to a commercial business premises will result in increased activity such as deliveries as well as smells, drainage requirements and perhaps noise.
- 8.5 With appropriate conditions all new or increased impacts should be capable of being suitably managed – in particular to safeguard the living conditions of nearby neighbours.
- 8.6 The proposal will have the benefits noted at 7.18 (above) and the less than substantial harm to heritage significance is counter balanced on this basis.
- 8.7 Overall, therefore, the proposal complies with the relevant local plan policies and NPPF guidance as set out above and having due regard to all other matters raised is recommended for approval.

9. RECOMMENDATION

SMD/2022/0210 – Planning Application permission

A. Approve subject to the following conditions:

- 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, 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:

Existing site plan 1:500 on drawing 22-1-8-01

Existing location plan 1:1250 on drawing 22-108-01

Proposed floor plan and elevations 1:50 ref 22-108-02 rev B

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. Nothing in this approval shall be interpreted as granting consent for the alteration or replacement of the roof structure or removal of the interior central dividing wall beyond insertion of a doorway as shown on the floor plan in drawing 22-108-02 rev B. The internal door opening in the centre dividing wall shall not be higher than 2.0m unless otherwise agreed in writing with the Local Planning Authority.

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.

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

Reason: This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

5. [/0232 only] Prior to making any structural changes or modifications to the existing timber truss roof structure and/or prior to any renovation work to the roof including support trusses, purlins and rafters and external tiling the details including details of any replacement tiles shall first be submitted for approval in writing by the Local Planning Authority and the work shall be carried out only in accordance with the details approved.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and its position and status in the Alton Conservation Area and in the curtilage and settings of Listed Buildings. In the interests of maintaining the historic significance of this curtilage Listed Building.

6. Prior to the installation of all external windows and doors details including frame dimensions, material finishes and depth of recess within the wall openings shall have been submitted to and approved in writing by the Local Planning Authority. The window to the front right

(north west end) shall include an inward opening hopper at the top. The development shall be carried out in accordance with the details as subsequently approved in writing.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and its position and status in the Alton Conservation Area and in the curtilage and settings of Listed Buildings.

7. All pointing shall be of a strength and style appropriate to the type of walling materials present (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. A sample wall panel shall be completed on site which shall be inspected and approved in writing by the Local Planning Authority before external facing pointing work begins and shall remain on site during the period of development. The development shall be carried out in accordance with the details of pointing and mortar mix as subsequently approved in writing by the Local Planning Authority.
Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and its position and status in the Alton Conservation Area and in the curtilage and settings of Listed Buildings.
8. All rainwater goods shall be of metal or wood to a profile suited to the building's heritage character. Reason: To protect and enhance the visual integrity and vernacular appearance of the building and to ensure that the external appearance of the development is satisfactory and appropriate to the building and its position and status in the Alton Conservation Area and in the curtilage and settings of Listed Buildings.
9. No external cowls, vents, ducts flues or extractor equipment whatsoever and no electric vehicle charging points shall be installed at the premises hereby permitted without the prior written consent of the Local Planning Authority. Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and its position and status in the Alton Conservation Area and in the curtilage and settings of Listed Buildings.
10. 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 and in the interests of the visual appearance of the development and the amenities of the area.
11. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy construction activities 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 construction 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 unsocial hours.

12. During development work amplified music and/or radios shall not be audible beyond the site boundary;
II. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
III. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority
Reason: To protect the amenities of the area during development.
13. The machinery, plant or equipment including 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 [1 hour] (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.
Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.
14. Prior to the coming into use of the development, a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from brewing operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when brewing is being carried out unless otherwise agreed beforehand in writing with the local planning

authority. Reason: To protect the amenities of nearby residents and comply with policy.

Informatives

1. protected species – bats and birds
2. public right of way
3. EHO
4. 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 38 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.

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

SMD/2022/0232 – Listed Building Consent

A. Approve subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
Reason:- To comply with Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004 and Section 18 of the Listed Buildings Act.

- Remainder as above less nos. 4; and 11 to 14 inclusive

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 38 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.

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee,

provided that the changes do not exceed the substantive nature of the Committee's decision

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of the planning application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=160865>

10.2 The link below to the Council's website is where the detail of the Listed Building Consent application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=161224>

10.2 – location plan

