STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

16 JUN 2008

Part 1

blication of planning applications on council websites

ase note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this plication form and in supporting documents may be published on the council's website.

ou have provided any other information as part of your application which falls within the definition of personal data under the ta Protection Act which you do not wish to be published on the council's website, please contact the council's planning partment.

08/01168/FUL 16 JUN 2008 - SMD

ase complete using block capitals and black ink.

s important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

Applicant Name and Address

tle:	Mrs
First name:	Brenda
ast name:	Cotton
ompany ptional):	
nit:	
House number:	
House suffix:	
ouse ame:	Stone Haven
ddress 1:	Shaw Wall Lane
ddress 2:	
ddress 3:	
own:	Whiston
ounty:	Staffs
ountry:	
ostcode:	ST10 2HS

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	MICHAEL SUTCLIFFE & ASSOCIATES CHARTERED TOWN PLANNERS
Address 2:	Ivy House Waterfall Lane
Address 3:	Waterfall Waterhouses Staffordshire
Town:	ST10 3HT Tel: 01538 308821
County:	
Country:	
Postcode:	

. Description of the Proposal

lease describe the proposed development, including any change of use:

Removal of Condition restricting occupation to a person employed in Agriculture

as the building, work or change of use already started? ☐ Yes ☐ No

Yes, please state the date when building, vork or use were started (DD/MM/YYYY): N/A (date must be pre-application submission)

as the building, work or change of use been completed? ☐ Yes ☐ No

Yes, please state the date when the building, work (date must be pre-application submission)

ease provide the full postal address of the application site.

nit: | House number: | House suffix:

ouse ame: Stone Manor

ddress 1: Shaw Wall Lane

ddress 2:

ddress 3:

own: Whitton

ounty: Powys

ostcode ptional): ST10 2HS

escription of location or a grid reference.
nust be completed if postcode is not known):

asting: | Northing:

escription:

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: R Duncan

Reference: Agricultural Occupancy Conditions

Date (DD/MM/YYYY): 11/3/08
(must be pre-application submission)

Details of pre-application advice received?

Information required to secure removal of occupancy condition

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed or from the public highway? ☐ Yes ☑ No

a new or altered pedestrian ccess proposed to or from ne public highway? ☐ Yes ☑ No

re there any new public roads to be rovided within the site? ☐ Yes ☑ No

re there any new public ghts of way to be provided ithin or adjacent to the site? ☐ Yes ☑ No

o the proposals require any diversions extinguishments and/or reation of rights of way? ☐ Yes ☑ No

f you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

Wheelie Bins

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

. Neighbour and Community Consultation

lave you consulted your neighbours or ne local community about the proposal? ☐ Yes ☑ No

f Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Not Known		☐	☐	
Roof			☐	☐	
Windows			☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	0	
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [ ] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [ ] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? N/A [ ] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [ ] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Yes, please complete details of the changes in the tables below.

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*	

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Tota
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*	

oes your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gfoss internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐				
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
Other	Hostels	☐			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees		N/A		
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N/A		

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☑ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		13.6.08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: Or signed - Agent: Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date o this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

13.6.08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY)

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	✓	The correct fee: Second Attempt	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	✓	3 copies of a design and access statement:	✓
3 copies of other plans and drawings or information necessary to describe the subject of the application:	✓	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	✓
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	✓

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

13.6.08

29. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

30. Agent Contact Details

Telephone numbers

Country code: | National number: 01538 308821 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional): 01538 308822

Email address (optional): mike.rutcliffe@tiscali.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

08/01168/ 10 JUN 2008 - 5 MD

08/01168/FUL 10 Oct 2008 - SMD

PLANNING STATEMENT

&

DESIGN & ACCESS STATEMENT

STONE HAVEN

SHAW WALL LANE – WHISTON

INTRODUCTION

This statement is made on behalf of Mrs B Cotton owner of Stone Haven and the applicant.

It supports the removal of an agricultural occupation condition attached to the property and has regard to the guidance given by R. Duncan in his letter dated 11 March 2008.

This is a second attempt application following the refusal in November 2007 – Ref:07/01127/Ful. We ask that your external consultant Mr T Williams is consulted prior to the decision being made not afterwards as occurred with the previous application.

THE PROPERTY

Stone Haven was granted permission in 1987 Ref: SM0211 - 87. The permission was conditional as follows:

"The occupation of the dwelling shall be limited to a person soley or mainly employed or last employed within 10 miles of the site in Agriculture as defined in Section 290(i) of the Town and Country Planning Act 1971 or in Forestry (including any dependents of such a person residing with him or her or a widow or widower of such a person". (see enclosure).

The property fronts and is accessed from Shaw Wall Lane and has a neighbouring traditional house known as Shaw Wall Cottage. The bungalow faces across Shaw Wall Lane to Shaw Walls Farm, which is accessed by a farm track and was formerly owned by the applicant and her late husband.

The property is a three bedroomed bungalow of a suburban design. Also in the ownership of Mrs Cotton is an adjoining five-acre field, which is not part of the curtilage being attached to her daughter's neighbouring property Stone Wall Cottage.

HISTORY OF USE

When the application dwelling was granted permission is 1987 the family circumstances and the conditions in the agricultural industry were vastly different.

In 1987 Mrs Cotton and her late husband owned Shaw Walls Farm and lived in the Farm House.

The farm was 140 acres in extent and comprised 100 dairy cattle and 200 hundred young pedigree stock. Sheep were also farmed intermittently.

At that time the farm required 2 full time workers, the owner and a farm worker. The application dwelling was built to house the farm worker, Mr P Ratcliffe.

Unfortunately in 1989 the late Mr Cotton suffered a heart attack, which meant he could not continue farming. Shaw Walls Farm was sold and Mr & Mrs Cotton retired to Stone Haven where Mr Cotton subsequently died. The extent of Shaw Walls Farm is shown on the enclosed O,S, map.

The new owners of Stone Walls Farm have a dairy herd of 50 cows and 50 sheep and breed and rear horses. They farm themselves without assistance of a farm worker. This is a less labour intensive operation which, if an application were to be submitted today for an additional farm worker's dwelling, Shaw Walls would be unlikely to meet the functional and financial tests.

MARKETING

Because agricultural workers' dwellings represent a special circumstance for construction of housing in the Green Belt or open countryside, it is necessary to demonstrate that the occupancy condition has outlived its usefulness.

P.P.S.7 at Para 17 clearly recognises that changes in the scale and character of farming may affect the longer-term requirements for such dwellings and that the accompanying condition may be removed.

The issue of removal should be based on an up-to-date demand for farm dwellings in the area and not just on the particular holding.

In order to test the continuing need for the occupancy condition two pieces of work were undertaken.

In November 2005 Whittaker & Biggs, Chartered Surveyors, were instructed to market Stone Haven for sale. The extensive marketing undertaken is described in the agent's letter dated 22 May 2008 and attached, and copies of the advertisement from various local papers are also enclosed.

No sale has been achieved, all enquiries being received from people unable to fulfil the occupancy conditions. It is noteworthy that no interest was shown by the current owners of Shaw Walls Farm.

The need for an agricultural worker's dwelling was also tested, by writing to twenty farms covering a wide geographical area. Only five replies were received, none having a need for the accommodation. (see enclosures).

It is also significant that one of the farmers written to has since given up dairy cattle with the land being used to provide hay and silage for sale.

The generally uncertain future for the hill farming sector and the low returns on milk production has resulted in several other farms in the area leaving dairy production, which is the most labour intensive farming.

We also emphasise that Stone Haven is Mrs Cotton's home and not vacant and therefore cannot be available for rent.

Guidance in Annex A PPS7 Para 17 emphasises that changes in the scale and character of farming may affect the longer term requirement for conditional dwellings and that present occupants should not be 'unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness.

CONCLUSION

It is considered that the lack of response to the twin marketing campaigns and the deterioration in the farming economy. have demonstrated that there is no demand for a farm worker's dwelling within 10 miles of the site as defined in the condition and we therefore request that the occupational condition is removed.

Chartered Surveyors
Valuers
Estate Agents
Auctioneers

Est. 1931

Whittaker & Biggs

DJT/JMD/05/1092

22nd May, 2008

Mr. M. Sutcliffe,
Ivy House,
Waterfall Lane,
Waterfall,
Waterhouses,
Stoke-on-Trent.

Dear Mr. Sutcliffe,

Re: Stonehaven, Shaw Walls Lane, Whiston, Stoke-on-Trent – Mrs. B. Cotton.

We refer to our previous correspondence with you dated 30th August, 2007 and beg to inform you that the property is still on the market being displayed in our office, remaining on our web site and we have advertised the property again on 1st February, 2008 in the Farmers Guardian but have had no response whatsoever.

The property was marketed at a figure of 'offers in the region' of £250,000 and in our opinion when the property was placed on the market the full and open market value would be in the region of £350,000 and we have discounted that figure by some 30% to take into account the Agricultural Occupancy Clause.

The premises have been advertised now for over two years and there is no suitable person wishing to acquire this property with the present planning restrictions in force. We therefore request that the agricultural Occupancy Clause on Stonehaven, Shaw Walls Lane, Whiston, Stoke-on-Trent is lifted.

If you require any further information please do not hesitate in contacting us.

Yours faithfully,

Derek J. Torr
Whittaker & Biggs.

To Higgs Street
Congleton
Cheshire
[illegible]
Tel 01260 [illegible]
Fax 01260 [illegible]

[illegible] Derby Street
[illegible]
Staffordshire
[illegible]
Tel 01538 [illegible] 2006
Fax 01538 [illegible]

34 High Street
Biddulph
Stoke-on-Trent
Staffordshire [illegible]
Tel 01782 [illegible]
Fax 01782 [illegible]

6 Church Street
Macclesfield
Cheshire
[illegible]
Tel 01625 [illegible]
Fax 01625 [illegible]

Auction Rooms
[illegible]
Congleton
Cheshire [illegible]
Tel 01260 [illegible]
Fax 01260 [illegible]

www.whittakerandbiggs.co.uk

Chartered Surveyors
Valuers
Estate Agents
Auctioneers

Est 1931

Whittaker & Biggs

COPY

DJT/JMD/05/1092
30th August, 2007

Mr. M. Sutcliffe,
Ivy House,
Waterfall Lane,
Waterfall,
Waterhouses,
Stoke-on-Trent.

Dear Mr. Sutcliffe,

Re: Stonehaven, Shaw Walls Lane, Whiston, Stoke-on-Trent – Mrs. B. Cotton.

These premises have been available on the market for sale by Private Treaty since 2nd November, 2005, copy letter to Mrs. Cotton enclosed. Sales particulars exhibited in our offices in Congleton, Biddulph, Leek and Macclesfield. The property has also been on our web site where it has been viewed from time to time. We are finding that the web sites are producing more enquiries these days than advertisements in the local press. This property has been widely advertised in the Leek Post & Times on ten occasions, in Your Leek Paper on two occasions and in the Farmers Guardian on three occasions since the beginning of 2006 until June of this year. We enclose herewith copies of the Farmers Guardian, Leek Post & Times and Your Leek Paper advertisements, together with two sets of our sales particulars.

We have received a number of enquiries following the marketing campaign, however these were all from people who were unable to fulfil the occupancy restriction. One party could possibly have fulfilled the restriction but they required outbuildings and paddocks of land to keep livestock, unfortunately we are unable to meet their requirements, so they were no longer interested.

The number of working farms in the Whiston, Ipstones and Foxt areas who are dairy farmers who would possibly need additional residential property for workers, is minimal, those who are still in milk production are either run by families who live in the farmhouses, or they have additional accommodation for housing of farm workers adjacent to the farms.

16 High Street
Congleton
Cheshire
CW12 1BD
Tel 01260 275241
Fax 01260 271629

17 Derby Street
Leek
Staffordshire
ST13 6DP
Tel 01538 372006
Fax 01538 381457

34 High Street
Biddulph
Stoke-on-Trent
Staffordshire ST8 6AP
Tel 01782 522117
Fax 01782 522170

8 Church Street
Macclesfield
Cheshire
SK11 6LB
Tel 01625 430044
Fax 01625 501384

Auction Rooms
Brown Street
Congleton
Cheshire CW12 1QS
Tel 01260 279858
Fax 01260 291653

www.whittakerandbiggs.co.uk

The present climate in the agricultural industry is not good and the government are advising farmers to diversify, therefore the need for properties with agricultural occupancy clauses are diminishing.

The property has been fully available on the open market for just over eighteen months and in our opinion this proves that there is no suitable person who wishes to acquire this property with the planning restriction in force and therefore we request that the Staffordshire Moorlands District Council remove the agricultural occupancy clause from Stonehaven, Shaw Walls Lane, Whiston, Stoke-on-Trent.

If further information is required we will be pleased to assist.

Yours sincerely,

Derek J. Torr
Whittaker & Biggs.

Agricultural Appointments

HERDSPERSON/GFW

required for 200 cow traditional dairy herd. Pleasant modern working environment. Experience and motivation essential.

Tel: 01625 861331 Cheshire

TRAINEE HERDSPERSON/ GFW

A great opportunity to be part of a growing dairy business in Cheshire. Modern milking parlours and facilities. Training will be given but some agricultural experience would be beneficial

Tel: 07973 167725

TRACTOR DRIVER/ GROUNDWORKER

required for agricultural contracting, some experience necessary. Immediate start. Wages depending on age and experience.

Tel: 01254 854261 or Mobile: 07860 656125 Lancs

EXPERIENCED LAMBING ASSISTANT

required for night duty March 21st for three weeks. Gilsby Lonsdale area. Accomodation provided.

Tel: 01524 76321 or Mobile: 07788804037

STOCKPERSON REQUIRED

For Pedigree Aberdeen Angus Herd

Day to day management of outdoor suckler and fattening herd, on mixed farm in North Notts. House available.

07836 507799

Situations Wanted

Unit 2 Stable Thorpe Farm
Thorpe Constantine Estate
Tamworth, Staffs. B79 0LH
Tel: 01827 373738
Mobile: 07815 762939
info@europeople.co.uk

We can provide you with super, hardworking staff from Eastern Europe. Dairy Workers, GFW, Tractor Drivers and HGV I and II and Mechanics

Please mention Farmers Guardian when replying to advertisements

SELF EMPLOYED EXPERIENCED LAMBER

available from the 12th January, day or night.

Tel 01685 811861

Mobile 07816 918561

EXPERIENCED RELIEF MILKER

staff shortages, holidays, sickness and long weekends.

Tel 07972336249

WANTED

Stockmen Milkers and Lambers all experienced farm staff 18+. Seasonal and permanent positions waiting.

Call Mary now 01284 747292

Grazing / Wanted

32 UNCUT ACRES

Available for sheep grazing. Offers.
Turton Lancs
Tel Mobile: 07830 258743

SHEEP GRAZING WANTED

Midlands Area. From now till November. Top Rates.
Tel: 01332 840441 or Mobile 07866 527719

WANTED

Grass / Turnips for Cheviot ewes or Gimmers Hoggs. Must be out of Blue tounge area Tel: 01931 716248 Mobile: 07971 207251

WINTER HOUSING Room for approximately 20 cattle on quality silage - Tel: 01490 420308 North Wales

Sales & Marketing

Following unprecedented growth, HES Tractec Ltd urgently require:

Area Sales Representatives x 4

(North of England/Scotland, Midlands, South West, South East)

HES Tractec Ltd are specialists in tractive technology, supplying genuine components to the agricultural and construction industries throughout the UK.

Following an initial training period, these roles will involve calling on Agricultural Machinery dealers promoting the sale of products from our high profile suppliers, including Carraro, ZF/ Sachs, Comer Industries, SKF Vogel and Matbro. Suitable candidates should have an agricultural background and/or a good knowledge of agricultural/construction equipment. Some mechanical knowledge an advantage, but full sales and product training is provided.

If you are driven by success this is an excellent opportunity to join a fast-growing, successful company able to provide a range of opportunities for career progression. Successful candidates will receive a competitive basic salary + bonus, a car or car allowance, and a company pension scheme.

If you are interested in one of these roles please send your CV and details of your current package to Nick Sheard, HES Tractec Ltd, Dowco House, Innsworth Technology Park, Gloucester, GL3 1DL or e-mail nsheard@groupfes.com

Area Sales Manager

required by

SIMPAC

of Glasgow

The Company: Part of a privately owned, long established and successful packaging business; Simpac Manufacturing Division has factories in Glasgow & Hull supplying the UK paper sack markets.

The Job: Home-based, selling a range of paper sacks and paper products, particularly to potato growers & packers and to the animal foodstuff and food ingredient manufacturing markets throughout Scotland and northern England. Job training and induction will be given.

The Candidate: Will preferably have some experience in related sectors but this is not essential; in the right person for whom there may be career opportunities. An outgoing personality and ability to communicate well at all levels will be required while common sense and a good sense of humour will be beneficial.

The Package: A generous salary and a package which includes a company car or mileage allowance and other benefits will be offered to the successful candidate.

Applications in writing or by e-mail, accompanied by a full personal CV, by Friday 15th February please, to:

Douglas McCulloch
Sales Director – Manufacturing Division
James P Sim & Co Ltd t/a SIMPAC
Spiersbridge Business Park
Spiersbridge Avenue
Glasgow G46 8NL

www.simpac.co.uk

Tel: 0141 571 0220
douglas.mcculloch@simpac.co.uk

SIMPAC

It pays to advertise in Farmers Guardian

Farmers Guardian

Part Time Sales Administrator - Maternity Cover

PRESTON

Agriculture's leading weekly newspaper is looking for a Part-Time Sales Administrator to work in the newspaper sales department of Farmers Guardian. The role is to cover maternity leave for 12 months.

The hours of work are 9.30am to 2.30pm, Monday to Friday, however there is some flexibility for the right candidate.

The successful applicant will have strong administrative, customer service and IT skills and will be able to work using their own initiative. The role is varied and would suit someone who is well organised and used to multi-tasking. You will be working in a friendly, modern office in Fulwood and on-site parking is provided.

An attractive package awaits the successful applicant.

CMP

To be considered for this varied and exciting role, please send your CV and covering letter to: Louise Read at the following address: PO Box 18, Fulwood, Preston PR2 9GU or email: lread@cmpi.biz

"Farmers Guardian is part of CMP Information Ltd., an equal opportunities employer"

IMPORTANT NOTICE TO ADVERTISERS

Although every advertisement is carefully checked, occasionally mistakes do occur. We therefore ask advertisers to assist by checking their advertisements carefully and advise us immediately should an error occur. We regret that we cannot accept responsibility for more than ONE INCORRECT insertion and that no re-publication will be granted in the case of typographical or minor changes which do not affect the value of the advertisement. While every endeavour will be made to meet the wishes of the advertisers, the publisher does not guarantee insertion of any particular advert.

PROPERTY AND LAND

Farms & Property

DENTON CLARK

For sale by Auction
(subject to conditions and unless previously sold) on Wednesday 20th February 2008 at The Brookhouse Mill, Denbigh at 7.00 pm

Faenol Farm, Ruthin





Lot 1 - Attractive stone Farmhouse with enormous potential for renovation and improvement together with land extending in total to 5.70 acres.

Lot 2 - Attractive Farm Buildings with planning permission for conversion into two dwellings with land extending to 11.35 acres.

Lot 3 - Land at Pentre Celyn extending to 3.18 acres

Lot 4 - Land adjacent to Tyn Llwyn extending to 8.46acres

Lot 5 - Land adjacent to The Dingle, Pentre Celyn extending to 7.25 acres

Lot 6 - Land at Mynydd Bodlwydd extending to 18.71 acres

Lot 7 - Land opposite Bodlwydd Fawr extending to 2.30 acres

Lot 8 - Land adjacent to Bodlwydd Fawr extending to 2.70 acres

Lot 9 - Land at Bodlwydd Fawr extending to 22.22 acres

Lot 10 - Land Cricor extending to 36.20 acres

Aber Farm, Rhuddlan



An excellent smallholding comprising detached three Bedroom House, Brick Outbuildings and Land extending in total to 1.76 acres.

Tel: 01244 409660
sales@dentonclark.co.uk

Whittaker & Biggs

Est. 1738

Leek 01538 372006
Congleton 01260 273241
Macclesfield 01625 430044
Biddulph 01782 522117
www.whittakerandbiggs.co.uk

Whiston, Stoke On Trent, STAFFORDSHIRE - Detached bungalow with adjacent gardens set on outskirts of the village. Comprising two receptions, two bedrooms, family bathroom, conservatory and Garage. The property is subject to an Agricultural Occupancy Clause.

Astbury, Congleton, CHESHIRE - Detached house in Peel Lane standing in sizeable gardens but subject to an Agricultural Occupancy clause. Porch, Entrance hall, Dining Kitchen, Cloakroom, Conservatory, Dining Area and adjoining Lounge, 4 bedrooms and bathroom. Mains water and electricity. Septic tank drainage.

Station Road, Cheddleton, STAFFORDSHIRE - Detached brick built bungalow, benefiting from Living Room, Dining Kitchen, three Bedrooms, Utility, Bathroom, garden area. The property is subject to an Agricultural Occupancy Clause, and can only be occupied by persons employed only in Agriculture. **For further details on the above contact Leek Office.**

FARMS BUILDINGS REQUIRED TO RENT

any area considered, rent paid in advance, with or without land
Tel:- mobile
07527874954

FG Farmers Guardian National Newspaper

FREEPHONE
0800 2799928

Grazing / Wanted

GRAZING

200 acres of fresh seeds on grade 2 chalk for sheep, fully fenced, watered.
Till 1st May or longer.
Wiltshire
Tel Mobile: 07831 124968

Chartered Surveyors
Valuers
Estate Agents
Auctioneers

Est. 1931

Whittaker & Biggs

'STONEHAVEN'

SHAW WALLS LANE

WHISTON

STOKE ON TRENT

STAFFORDSHIRE

ST10 2HS

A detached stone and tiled bungalow situated in Shaw Walls, having the benefit of oil fired central heating and double glazing. The property comprises: Entrance Porch, Entrance Hall with Cloakroom off, Dining Kitchen with Utility Room off, sizeable Lounge with adjoining Conservatory, Dining Room, two Double Bedrooms and family Bathroom. Set in pleasnt gardens with off road parking for vehicles, the property is subject to an Agricultural Occupancy Clause dated 29th April 1987

16 High Street
Congleton
Cheshire
CW12 1BD
Tel 01260 [illegible]
Fax 01260 [illegible]

[illegible] Quarry Street
[illegible]
Staffordshire
S[illegible]
Tel 01538 [illegible]
Fax 01538 [illegible]

[illegible] 34 High Street
Biddulph
Stoke-on-Trent
Staffordshire ST8 6AB
Tel 01782 522117
Fax 01782 522170

[illegible] Church Street
[illegible]
Cheshire
SK[illegible] 6LF
Tel 01625 430044
Fax 01625 501[illegible]

Auction Rooms
[illegible] Street
Congleton
Cheshire CW12 [illegible]
Tel 01260 [illegible]
Fax 01260 [illegible]

www.whittakerandbiggs.co.uk

In greater details the accommodation comprises -

ENTRANCE PORCH
With courtesy light, tiled floor,

ENTRANCE HALL
With double radiator, centre light, coving, built-in cloaks cupboard, fixed shelving.

CLOAKROOM
Housing low-level WC, wash hand basin, single radiator, UPVC double glazed leaded light window to side aspect, centre light point.

DINING KITCHEN
5.94m (19'6") x 3.58m (11'9") having excellent range of base cupboards and drawers incorporating integral shelving, integral fridge with freezer, 'Rayburn Royal' oil fired stove providing hot water and cooking facilities set in inglenook, range of matching wall cupboards with glazed leaded light display doors to part with corner display shelving, two double glazed leaded light windows to rear aspect with tiled sills, tiled splashbacks, sink unit with mixer taps, dado, two ceiling light points, double radiator, coving, power points.

UTILITY ROOM
2.80 (9'2") x 2.70m (8'10") excellent range of matching base cupboards and drawers incorporating plumbing points for automatic washing machine, stainless steel sink unit, work surfaces, built-in electric oven with four ring electric hob above, louvered doors concealing a 'Mistral' oil fired central heating boiler, half glazed UPVC door to rear aspect with matching side panel, range of matching wall cupboards with display shelves, centre light, power points.

LOUNGE
7.44m (24'5") x 3.88m (12'8") having UPVC double glazed leaded light bay window to front aspect, feature tiled fireplace incorporating 'Living Flame' gas fire, two ceiling lights in ceiling rose, coving, two inset arches, dado rail, two single radiators, television aerial point, power points, feature double glazed leaded light door with matching side panels leading to:-

CONSERVATORY
4.04m (13'3") x 4.01m (13'2") having UPVC double glazed windows to three aspects with plant display shelving having stain glass light upper, double glazed patio doors to side aspect, centre light, double radiator, power points, exposed stone walls to part.

DINING ROOM/BEDROOM THREE
4.72m (15'6") x 3.07m (10'1") having UPVC double glazed leaded light window to front aspect, single radiator, wall mounted electric storage heater, centre light, coving, power points.

LANDING
Having single radiator, loft access, centre light.

FAMILY BATHROOM
Cast iron bath with mixer tap over incorporating shower attachment, pedestal wash hand basin, low-level WC, half tiled walls, dado rail, radiator. UPVC double glazed leaded light window to rear aspect on tiled sill, wall mounted dimplex heater, centre light.

BEDROOM ONE
4.48m (14'8") x 3.58m (11'9") having UPVC double glazed leaded light window to side aspect, single radiator, centre light, coving, power points.

BEDROOM TWO
3.38m (11'0") x 2.98m (9'9") having UPVC double glazed leaded light window to rear aspect, single radiator, coving, centre light, power points.

LOFT SPACE
We understand the loft area is partially boarded.

OUTSIDE
Adjoining the property is a GARAGE 4.72m (15'6") x 3.60m (11'9") having centre light, concrete floor, two double glazed leaded light windows to front aspect. The property is approached from the council road over a tarmacadam driveway providing off road parking for vehicles having adjoining lawns with central borders, oil storage tank, further concrete parking area to side aspect, timber and felt garden shed.
To the rear aspect are flagged patios with raised borders, stepped access to lawns with inset borders, ornamental pond. Further garden area presently laid to lawns with inset borders, flagged paths surround.

SERVICES
Mains water and electricity are connected, septic tank drainage, oil fired central heating.

TENURE
We understand that the property is Freehold.

COUNCIL TAX BAND
Band 'D' (Staffordshire Moorlands District Council)

PLANNING PERMISSION
The property is sold subject to an Agricultural Occupancy Clause dated 29th April 1987 granted by Staffordshire Moorlands District Council with the following conditions:
The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed witin 10 miles of the site in agricultural as defined in Section 290 (1) of the Town and Country Planning Act, 1971 or in forestry (including any dependants of such a person residing with him, or a widom or widower of such a person.

22 March 2008

Dear

STONE HAVEN – SHAW WALLS LANE – WHISTON

I am acting for Mrs Brenda Cotton who is making a application to Staffordshire Moorlands District Council to have the Agricultural Workers Occupancy Condition lifted from her home.

The Condition seeks to make the property available, not just for the owner and immediate family, but also the local farming community.

In order to test current demand for the retention of the planning condition, I am writing to yourselves and other farms in the area to ask if you have a requirement to house a farm worker.

If you require further details of the property please contact Mr Derek Torr at the Leek Office of Whittaker & Biggs. (Tel: 01538 372006)

I would be grateful if you could please write to me to confirm or not, if you have a need for which 'Stonehaven' is suitable. A reply by the 28 March would be very helpful.

Yours sincerely

M. SUTCLIFFE
MICHAEL SUTCLIFFE & ASSOCIATES

Letter sent to:

C.W. Pearce & Partners
Manor Farm
Uttoxeter Road
ST11 9AQ

D.J. Gould & Son
New House Farm
Froghall Road
Ipstones
ST10 2LR

T. Brandrick & Son
Wood Farm
Great Gate
Tean

J.W. Campbell
Gibralter Farm
Moor Lane
Cheadle
ST10 1SH

Fallows & Sons
Hilltop Farm
High Shutt
Nr Cheadle

E.T. Pemberton
Hammersley Hayes Rd
Cheadle

F.G. Carnwell
Above Park Farm
Blakeley Lane
Dilhorne
ST10 2PT

A & J.E. Goldstraw
Leek Road
Waterhouses
ST10 3LQ

J.T. Hine & Sons
Brown Edge Farm
Bradnop

G. Boden
The Bungalow
Blakelow
Ipstones
ST10 2LW

J. Harrison
New Close Fields Farm
Cheadle
ST10 2NJ

L. Turner & Son
Rownall Road
Wetley Rocks

R.H. Clowes & Sons
New House Farm
Hazels Cross
Kingsley
ST10 2BA

Mrs D Hawkins
Leek Road
Cheadle

R.T. Clowes & Son
Bate Lane
Dilhorne

D.R. Heatley
Dairy House Lane
Dilhorne
ST10 2PW

Mr. R. Green
Shirley Farm
Whiston
ST10 2HU

P.F. Hulse
Old Hall Farm
Consall
ST9 OAS

K & E.C.A. Plant
Middle Hills Farm
Leek Road
Stoke on Trent
ST10 3JT

C.H. Leeson & Sons
Crowgutter Farm
Park Lane
Nr Ipstones
ST10 2ND



Home Farm,
Rowhall,
Wetley Rocks,
Stoke-on-Trent
ST9 0BT
8th April, 2008.

Dear Sir,

I am writing to let you know that I have no need for the property - Stonetown - which you wrote to me about

Yours faithfully,

K. Turner

[illegible] FILE FARM
[illegible]
WATERHOUSE
[illegible]
STIC 3JT.

25/3/08

Dear Sir,
In regards to the [illegible] of the AGRICULTURE
[illegible] on this property.
STONE HAVEN SHAW LANE
[illegible]
[illegible] PERM [illegible]
[illegible] want a farm [illegible]
[illegible] now or in the future.

[illegible]

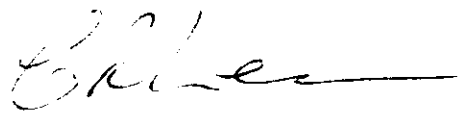
C H LEESON AND SON
Crow Gutter Farm,
Ipstones.
Stoke-on-Trent.
Staffs
ST10 2ND

01538 266428

Dear Sir

I am writing to you regarding your letter dated 22nd March about "Stonehaven"
We have no requirement for a house for a farm worker either now or in the foreseeable future.

Yours Sincerely



Mike Sutcliffe

From: "John & Ann Goldstraw" <huddale@btconnect.com>
To: <MIKE.SUTCLIFFE@TISCALI.CO.UK>
Sent: 03 April 2008 11:30
Subject: STONE HAVEN

Dear Mr M Sutcliffe.

Further to your letter of the 22nd March. I am writing to say that I do not currently require a house for a farm worker.
Sorry for the delay in replying.
Regards.
John Goldstraw

No virus found in this incoming message.
Checked by AVG.
Version: 7.5.519 / Virus Database: 269.22.3/1354 - Release Date: 01/04/2008 05:38

TOWN AND COUNTRY PLANNING ACT 1971

Application No

M

APPROVAL OF RESERVED MATTER(S) FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

RECEIVED
- 5 MAY 1987

To Hulme, Upright & Partners,
45, St. Edward Street,
Leek,
Staffordshire.

The Council of the Staffordshire Moorlands District in pursuance of powers under the above-mentioned Act hereby approve the following matter(s) which had been reserved for later approval on the grant of outline permission for development:—

Details of a detached bungalow on land adjoining Shaw Walls Cottage, Whiston by Mr. and Mrs. D. Cotton.

in accordance with the accompanying plans, subject to the conditions specified hereunder:—

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

   (a) the expiration of five years from the date of the grant of outline planning permission; or

   (b) the expiration of two years from the final approval of the reserved matters.

2. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed within 10 miles of the site in agriculture as defined in section 290 (1) of the Town and Country Planning Act, 1971 or in forestry (including any dependants of such a person residing with him, or a widow or widower of such a person).

3. The external walls shall be erected in horizontally coursed natural stonework

Continued on separate sheet.

The reasons for the Council's decision to approve the reserved matter(s) subject to compliance with the conditions hereinbefore specified are:—

1. By virtue of Section 42(b) of the Town and Country Planning Act, 1971.

2. To avoid doubt.

3. In the interests of visual amenity and to blend the dwelling with the adjoining property.

4. In the interests of highway safety.

5. To ensure that the highway will not be adversely affected by the proposed surface water drainage arrangements.

This approval does not purport to convey any approval or consent which may be required under any enactment other than Section 23 of the Town and Country Planning Act, 1971.

Dated this twenty-ninth day of April 1987

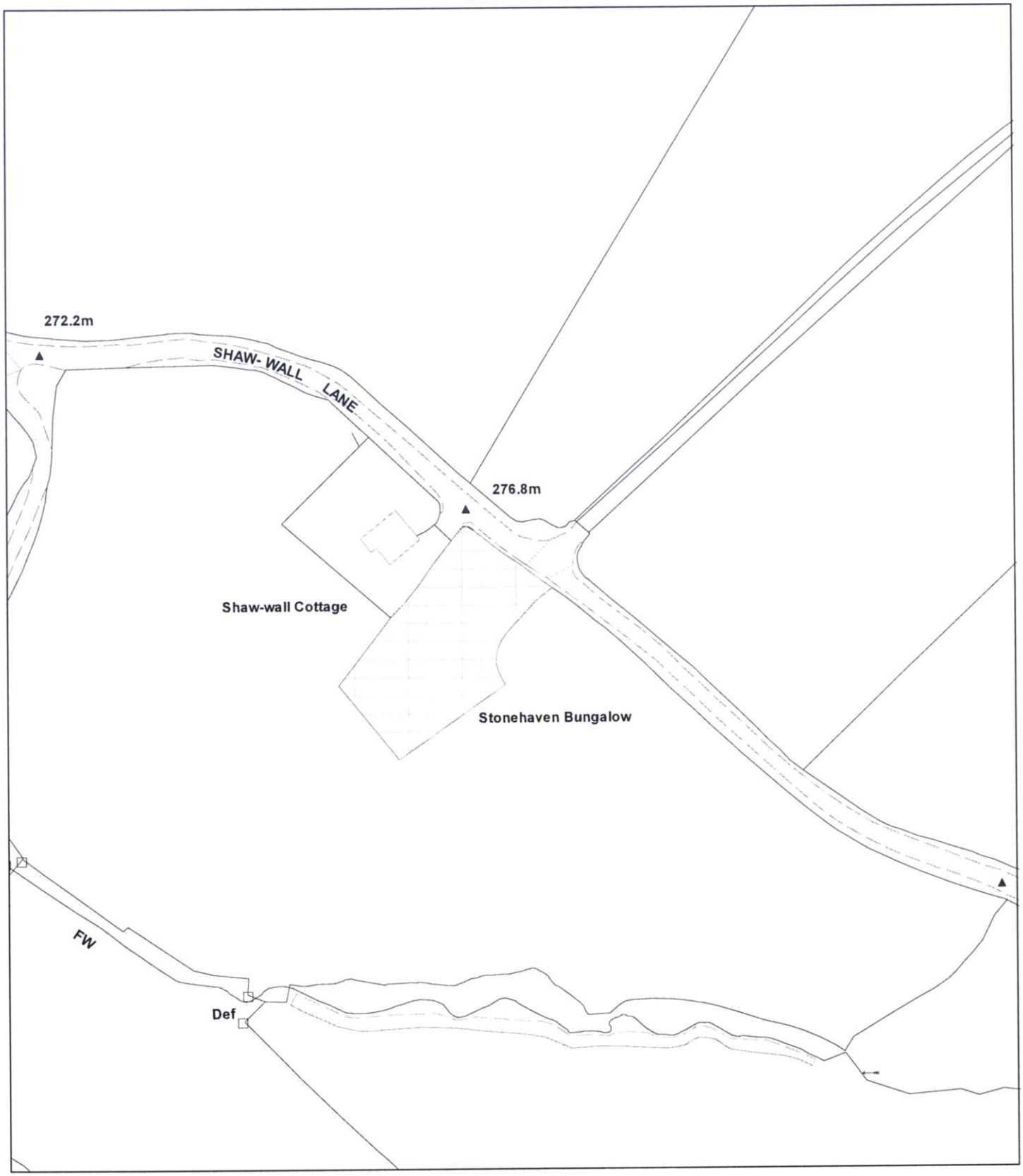
On behalf of the said Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MILAM
Chief Executive

Reference:	**08/01168/FUL**
	Cotton



Scale : 1:1250

Organisation	Not Set
Department	Not Set
Comments	Not Set

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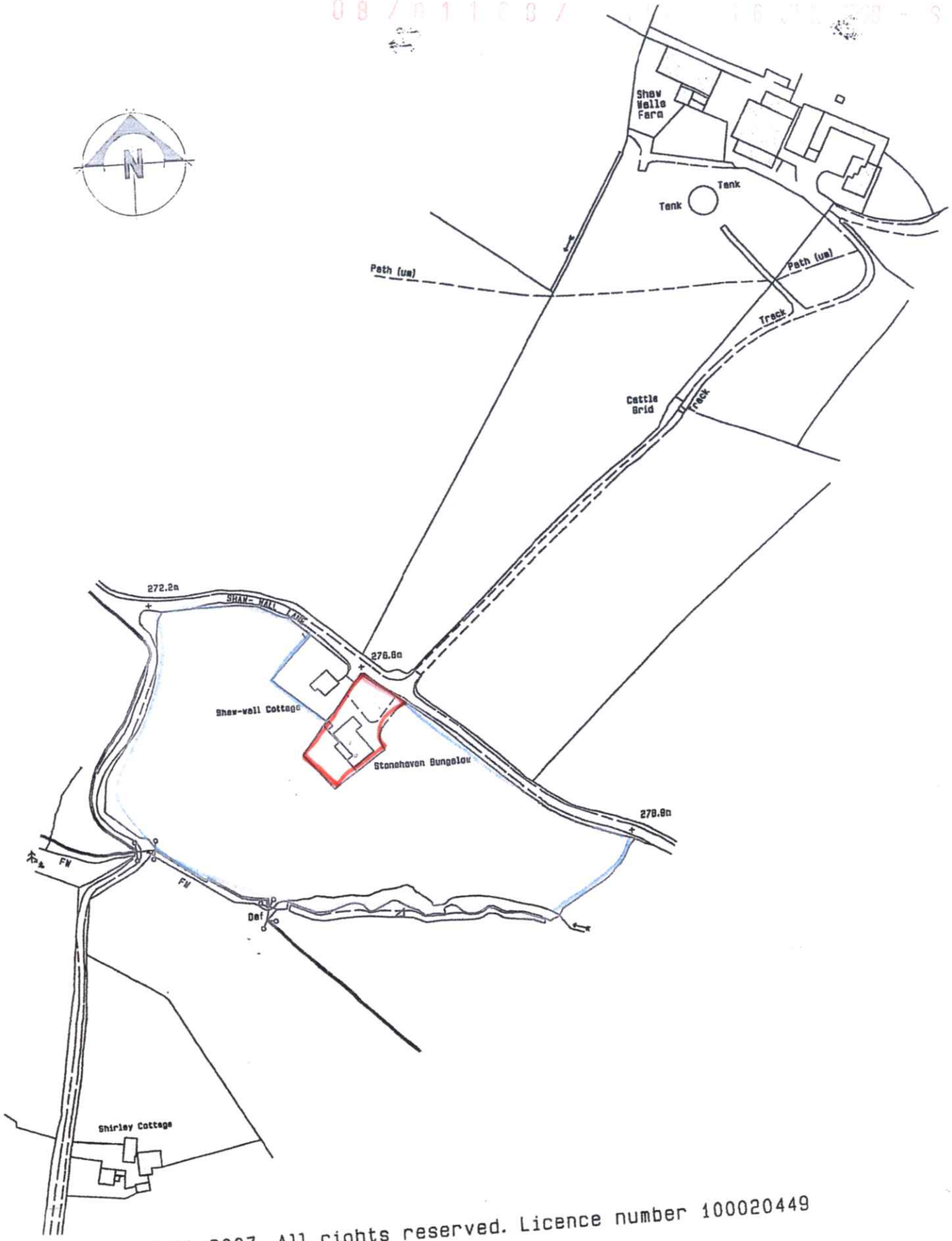
www.staffsmoorlands.gov.uk
Telephone: 0845 605 3010 • DX 16361 Leek
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE



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