STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Miss	First Name:	Joanne	Surname:	Harrison
Company name:	FW Harrison Commercials Ltd				
Street address:	Holme Farm				
	Green Lane			Telephone number:	
	Clifton			Mobile number:	
Town/City:	Ashbourne			Fax number:	
Country:	England			Email address:	
Postcode:	DE6 2BL				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Howard	Surname:	Clulow
Company name:	M J Barrett Group				
Street address:	Brookside Business Park				
	Brookside Road			Telephone number:	01889564295
				Mobile number:	
Town/City:	Uttoxeter			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	ST14 8AT				howard@mjbarretts.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Churnetside Business Park

Street address: Harrison Way

Town/City: CHEDDLETON

Postcode: ST13 7EF

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 397806

Northing: 352462

Description:

Existing 675sq M unit located to the east side of Harrison Way, Churnetside Business Park, Cheddleton

4. Pre-application Advice

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):

Officer name:

Title: Miss First name: Rachael Surname: Simpkin

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Consider the proposals in accordance with Part 7 Class H of the Town & Country Planning Order 2015 No. 596

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: (•) a) Owner ( ) b) Lessee ( ) c) Occupier ( ) d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

7. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful:

Churnetside Business Park sits on the site of the former Brittains Paper Mill. The site comprises B1c, B2 and B8 units with some Trade Counter operations.
The unit to be extended sits centrally within the business park and forms a part of the site currently let to two commercial tenants who use the site for industrial and warehouse uses.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application:

7. Grounds for Application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one: B2 - General industrial

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one: B2 - General industrial

Is the proposed operation or use: (•) Permanent ( ) Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The scheme proposals have been considered in strict accordance with the guidelines set out in the Town and County Planning Order 2015 No. 596, Part 7, Class H for extensions etc of industrial and warehouse.
The existing unit has a floor area of 675 sq M while the proposed extension provides an increased area of 330 sq M falling within the permitted 50% allowance. The height of the proposed extension does not exceed that of the existing building and where it falls within 10M of the boundary it does extend above 5M in height. The proposed extension is for class B2 , B8 in accordance with the existing uses on the site.
The existing site entrances are retained and reused. The existing car park and service areas to the north and west of the building are retained with no loss of parking or servicing requirement ability. The extended building is solely on the rear of the existing unit and therefore has no impact on loss of car parking / servicing.

8. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

The scheme proposals are to undertake in line with the permitted developments rights of Part 7, Class H an extension to the existing commercial unit on land at Harrison Way, Churnetside Business Park. The proposals are to extend the single storey unit by 330 sq M, falling within the permitted 50% allowance with an eaves height equal to the height of the existing unit and where on the rF Ball &Co. elevation no greater than 5M as it falls within 10M of the site boundary. All retaining B2, B8 class use for the site.

Does the proposal consist of, or include, a change of use of the land or building(s)? ( ) Yes (•) No

Has the proposal been started? ( ) Yes (•) No

9. 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)

(•) The agent ( ) The applicant ( ) Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. [x] Date 15/04/2016

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.