You can use the Planning Portal to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development*

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin). Development is not permitted where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Messrs	First name:	ANDREW & P. S.
Last name:	ALLSOP		
Company (optional):			
Unit:		House number:	House suffix:
House name:	BAGNALL GRANGE FARM		
Address 1:	TOMPKIN LANE		
Address 2:	STANLEY		
Address 3:			
Town:	STOKE-ON-TRENT		
County:	STAFFORDSHIRE		
Country:	UK		
Postcode:	ST9 9NA		

2. Agent Name and Address

Title:	Mr	First name:	KEN
Last name:	WAINMAN		
Company (optional):	KEN WAINMAN ASSOCIATES LTD		
Unit:		House number:	29 House suffix: A
House name:			
Address 1:	ST. EDWARD STREET		
Address 2:			
Address 3:			
Town:	LEEK		
County:	STAFFORDSHIRE		
Country:			
Postcode:	ST13 5DN		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	BARN A, BAGNALL GRANGE FARM				
Address 1:	TOMPKIN LANE				
Address 2:	STANLEY				
Address 3:					
Town:	STOKE-ON-TRENT				
County:	STAFFORDSHIRE				
Postcode:	ST9 9NA				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

ANIMAL STALLS WITH HAY LOFTS ABOVE.

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY) N/A

Please provide details of its use since it was brought into use:

N/A

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the total number of proposed dwellinghouses that will be developed within the established agricultural unit (*including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*? 2

Please specify (*including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)*:

The cumulative floor area of building which is proposed to change use: 180.2 sq m

The cumulative area of land within its curtilage which is proposed to change use: 130 sq m

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

THE CONVERSION OF A TWO-STOREY BRICK AND STONE BUILDING WITH A PLAIN CLAY TILE ROOF TO FORM TWO DWELLINGS AND THE DEMOLITION OF PART OF AN ADJOINING BUILDING TO CREATE A PEDESTRIAN ACCESS.
THE FOOTPRINT OF THE EXISTING BUILDING IS 130 SQ. M. THE LOCATION AND EXTERNAL LAYOUT ARE SHOWN ON DRAWINGS NO. 600-1 and 1343-05. THE ELEVATIONS AND INTERNAL LAYOUT ARE SHOWN ON DRAWING NO. 1343-04.
TOTAL INTERNAL FLOOR SPACE (USE:C3) WOULD BE = 180.2 SQ. M
Barn 1 - Ground Floor 35.9sq. M First Floor = 35.9sq. M. Total = 71.8 sq m
Barn 2 - Ground Floor 57.9sq. M First Floor = 50.5 sq. M. Total = 108.4 sq m
THE BUILDING FOOTPRINT = 130 SQ M. THE PROPOSED CURTILAGE WOULD BE 130 SQ. M

Please give any relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

TRANSPORT AND HIGHWAYS - ACCESS TO THE BUILDING WOULD BE VIA THE EXISTING FARM AND THEN INTO THE COURTYARD TO THE WEST OF THE BUILDING. PARKING WOULD BE IN THE CURTILAGE AS SHOWN ON PLAN 1343-03.
NOISE - NO SIGNIFICANT ADVERSE NOISE LIKELY.
CONTAMINATION - FORMER FARMYARD. CONTAMINATION UNLIKELY.
FLOOD RISK - NOT SHOWN AS BEING AT RISK ON THE ENVIRONMENT AGENCY'S FLOOD RISK RIVERS AND SEA MAP.

Please give a description of any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

PLEASE SEE DRAWING NO. 1343-01 (EXISTING) AND 1343-04 AND 05.

THE PROPOSED ALTERATIONS TO THE BUILDINGS ARE DESCRIBED IN THE SUBMITTED PLANNING STATEMENT .

5. Checklist

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 could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically). ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

The correct fee. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:	Or signed - Agent:	Date (DD/MM/YYYY):	
	Ken Wainman	09-05-2016	(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	N/A	

Country code:	Mobile number (optional):
	N/A

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01538 386 808	

Country code:	Mobile number (optional):
	0796 877 4785

Country code:	Fax number (optional):

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

ken@sgaplanners.co.uk