STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

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

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

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:	Mr	First Name:	Usman	Surname:	Anjum

Company name:	Sigma Property		
Street address:	2A Tweedale Street		
		Telephone number:	
		Mobile number:	
Town/City:	Rochdale	Fax number:	
Country:		Email address:	
Postcode:	OL11 1HH		

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Site Address Details

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

House:		Suffix:	
House name:	Penny Lane Mall		
Street address:	High Street		
Town/City:	CHEADLE		
Postcode:	ST10 1AA		

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

Easting:	400931
Northing:	343397

Description:

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: Mr First name: Christopher Surname: Johnston

Reference:

Date (DD/MM/YYYY): 27/09/2016 (Must be pre-application submission)

Details of the pre-application advice received:

advised to submit application for variation to condition.

5. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter:

Reconfiguration of existing floorspace to provide 2 retail units and 4no. 1xbed apartments.

Application reference number: resubmission of SMD/2015/0240 Date of decision: 12/05/2016

Please state the condition number(s) to which this application relates:
Condition number(s):

3 & 4

Has the development already started? ( ) Yes (•) No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

A national company has agreed to let the front retail units. We are to supply an empty shell to the tenants so that a full shop fit can be carried out by the tenants. The tenants wish to design the shopfront & signage working alongside the conservation officer. The tenants can only commit to signing a lease agreement once development is in its final stages. It does not make sense for us to satisfy the conditions as the tenants will want to resubmit for changes.

Condition 4 will need to be carefully tailored towards condition 3 ensuring the design does not clash.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

The changes being made before occupation of the units rather than commencement of development. We would ensure conditions are fully satisfied before occupation of the premises.

7. 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

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: Usman Surname: Anjum

Person role: APPLICANT Declaration date: 27/09/2016 [x] Declaration made

9. Declaration

I/we hereby apply for planning permission/consent 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.

☑ Date 27/09/2016