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:	Mr	First Name:	Simon	Surname:	Edwards
Company name:	Walk Ministries				
Street address:	Hose Street Works				
	Forster Street			Telephone number:	
	Tunstall			Mobile number:	
Town/City:	Stoke-on-Trent			Fax number:	
Country:				Email address:	
Postcode:	ST6 5AQ				

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Nigel	Surname:	Forrester
Company name:	Building Design Services				
Street address:	Ilett House Smithy Bank				
	Alton			Telephone number:	01538702164
				Mobile number:	
Town/City:	Stoke-on-Trent			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	ST10 4AD				nigel.forrester@btconnect.com

3. Site Address Details

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

House: | Suffix:

House name: Field House Farm

Street address: Dilhorne Road

Town/City: FORSBROOK

Postcode: ST11 9DL

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

Easting: 396715

Northing: 342423

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: Ben | Surname: Hayward

Reference:

Date (DD/MM/YYYY): 10/01/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Mr Hayward stated that subject to the site as a whole not providing accommodation for more than six persons then a planning application was not required.

5. Lawful Development Certificate - Interest in Land

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

If Yes to b) or c), please give details of the owner and state whether they have been informed in writing of this application:

Mr N J N Ward, Dilhorne House, Caverswall Road, Dilhorne, Stoke-on-Trent, ST10 2PH.
Mr Ward has been informed in writing of this application.

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

If Yes, please provide details of the name, relationship and role:

Agent related to Councillor Arthur Forrester

7. Grounds for Application

Information about the existing use(s)

7. Grounds for Application

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:

The property is a former farm house with some outbuildings. The building which is the subject of this application is one of the detached outbuildings. The property has not functioned as a farmyard for many years and has been rented out as private dwelling. The fact that the property has not functioned as a farm for a significant number of years is verified in part by its previous planning history which includes application SMD/2003/0229 (not implemented).

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

Drawings 16-504-01, 02A, 03, DA and Heritage Statement.

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: C3 - Dwellinghouses

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: C3 - Dwellinghouses

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

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

A planning application was submitted for this work on 06/01/2017. Planning Support at SMDC responded to the application by stating that (subject to a particular change which has now been made) the proposal did not require a planning application . This was confirmed by Mr Ben Haywood, Operations Manager Development Services, in a subsequent telephone conversation held on the 10/01/17. The applicant would appreciate formal confirmation that a planning application is not required and is therefore applying for a Lawful Development Certificate.

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 proposal is for the conversion of an existing, redundant, former cowshed to provide additional accommodation, ancillary to the existing dwelling. The proposal does not I involve any extension too, or enlargement of the existing building. The proposal does not require any new door or window openings in the existing façade. The work is internal with the exception of the inclusion of roof lights and new joinery items in the existing window and door openings. The proposal does not involve any changes to domestic curtilage arrangements, site access or parking arrangements etc. as the proposed accommodation will be ancillary to the existing house. The building has not been used for agricultural purposes for many years and is used for domestic storage as part of the main dwelling.

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 11/01/2017

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.