

**Planning Statement in support of an application for a  
Lawful Development Certificate (CLUED)  
For Existing Residential Use at  
John Miles Cottage  
Leek Old Road  
Longsdon  
Stoke on Trent  
ST9 9QJ**

**tinsdillsolicitors  
47 High Street  
Sandbach  
Cheshire  
CW11 1FT**

**KEW/037871.0014**

## Statement of Case

This application seeks to establish the lawful use of the property known as John Miles Cottage, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ ("the Property") and shown edged in red on the Location Plan annexed hereto at Appendix 1. The land shown edged in blue on the Location Plan is the rest of the land also owned by Mr and Mrs Robinson.

The Property has been in permanent residential use since 2003 which is for a period in excess of four years as evidence by the signed Statutory Declarations which are appended to this statement. Section 171B(2) of the Town and Country Planning Act 1990 states that *"Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach."*

The Property was originally granted planning permission in 1984 for conversion from a stone agricultural barn into a holiday let. It was used for this purpose between 1984 and 2003 when Mr and Mrs Robinson moved into the Property after their daughter and her family moved into their previous home, the neighbouring property Bank End Farm. The Statutory Declarations which are appended to this statement, confirm the dates from which the Property has been used as a residential dwelling.

## Conclusion

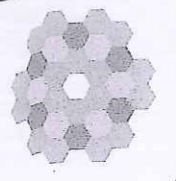
It is considered that based on the evidence provided by the Statutory Declarations, the Property shown edged red on the Location Plan has been occupied as a permanent residential dwelling since 2003. Given that there have been no significant periods of time when the Property has been unoccupied and the breach of planning has occurred for a period in excess of four years it is considered that in accordance with Section 171B(2) of the Town and Country Planning Act 1990, that the dwelling is immune from enforcement action and therefore it is respectively concluded that a Lawful Development Certificate be granted for the use of the Property as a single dwellinghouse under Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

**Appendix 1**  
**Location Plan**

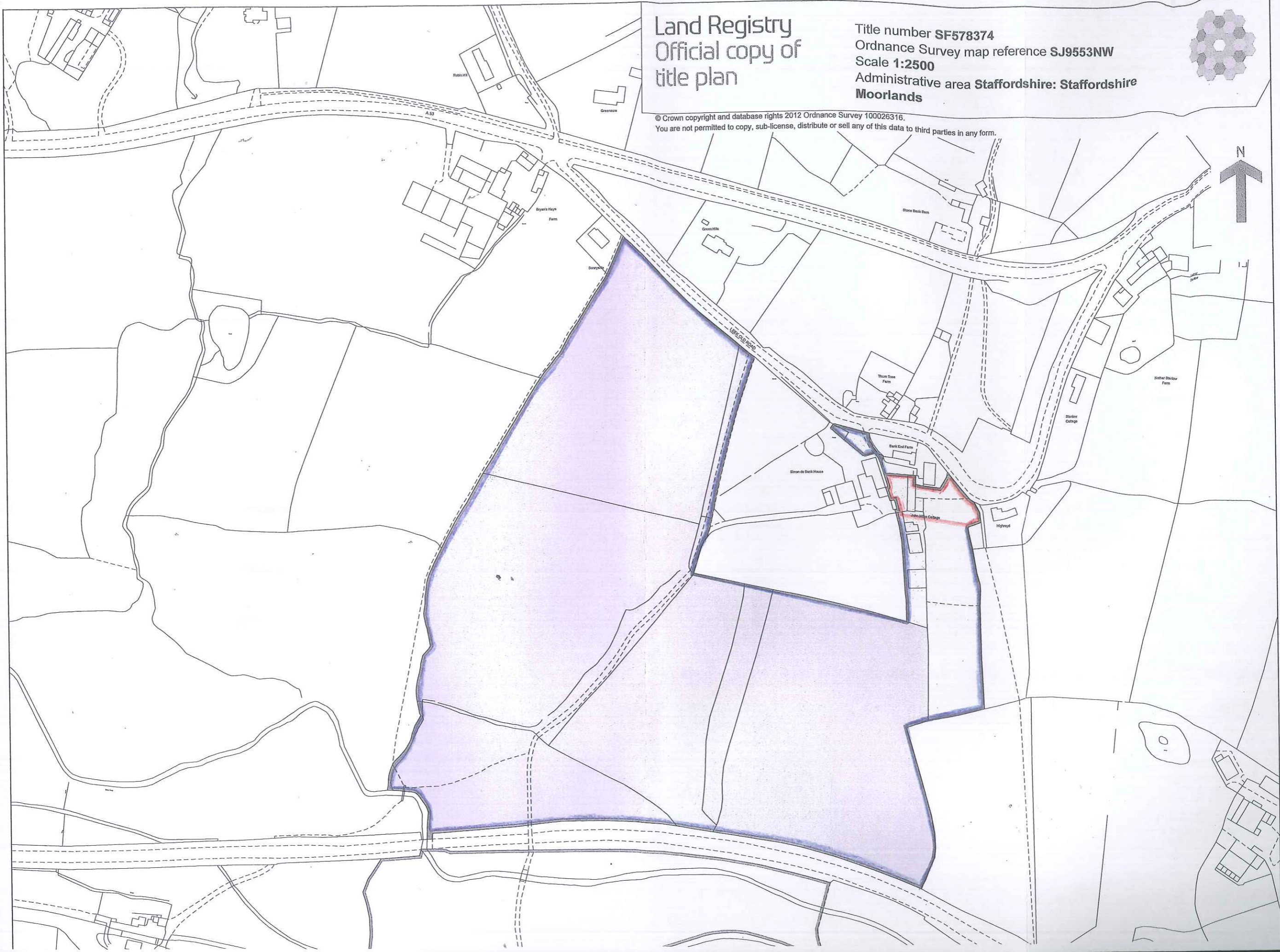
# LOCATION PLAN

Land Registry  
Official copy of  
title plan

Title number **SF578374**  
Ordnance Survey map reference **SJ9553NW**  
Scale **1:2500**  
Administrative area **Staffordshire: Staffordshire Moorlands**



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**Appendix 2**

**Statutory Declaration by Barbara Robinson**

## STATUTORY DECLARATION

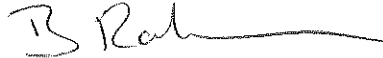
I, BARBARA ROBINSON, of John Miles Cottage, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ do solemnly and sincerely declare that:

1. I make this Statutory Declaration in support of an Application for a Certificate of Lawfulness pursuant to Section 191 of the Town and Country Act 1990. The facts and matters to which I refer are within my own knowledge or obtaining from sources of information which I have specified herein.
2. I am one of the legal owners of the property known as John Miles Cottage, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ ("the Property"). The other legal owner is my husband Michael Miles Robinson. The Property is shown edged in red on the plan now produced to me and marked "JMC" and forms part of the land registered at the Land Registry under Title Number SF578374.
3. My husband and I originally owned Bank End Farm which is named on the plan marked JMC attached and lived there as our principal residence. The Property was originally an agricultural stone barn in the grounds of Bank End Farm.
4. In 1984 planning permission was granted to convert the Property from an agricultural stone barn into a holiday let. The Property was subsequently used for this purpose between 1984 and 2003.
5. In 2002 our daughter Marie Clair Hogan purchase Bank End Farm from us and me and my husband moved into the Property.
6. Me and my husband have lived in the Property and have occupied it as our principal residential dwelling uninterrupted since September 2003. The Property has only been used as residential dwelling. No planning application has been made for a change of use to residential (Class C3).
7. I confirm that all of our post and utility bills are addressed to us at the Property and there is shown exhibited hereto marked AD1 copies of utility bills and letters evidencing this fact.

8. I believe the use by us of the Property as a residential dwelling as our principal residence uninterrupted since 2003 is why we are entitled to a Lawful Development Certificate.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said BARBARA ROBINSON



at Leek in the County of Stafford

on 2nd February 2017

before me

Signed.....*Al Brooks*.....

A commissioner for oaths or a solicitor empowered to administer oaths.

This is the exhibit "JMC" referred to in the Statutory Declaration of Barbara Robinson dated the 2nd day of February 2017.

Declared before me, *AR Boddy*.

*AS Solicitor*.

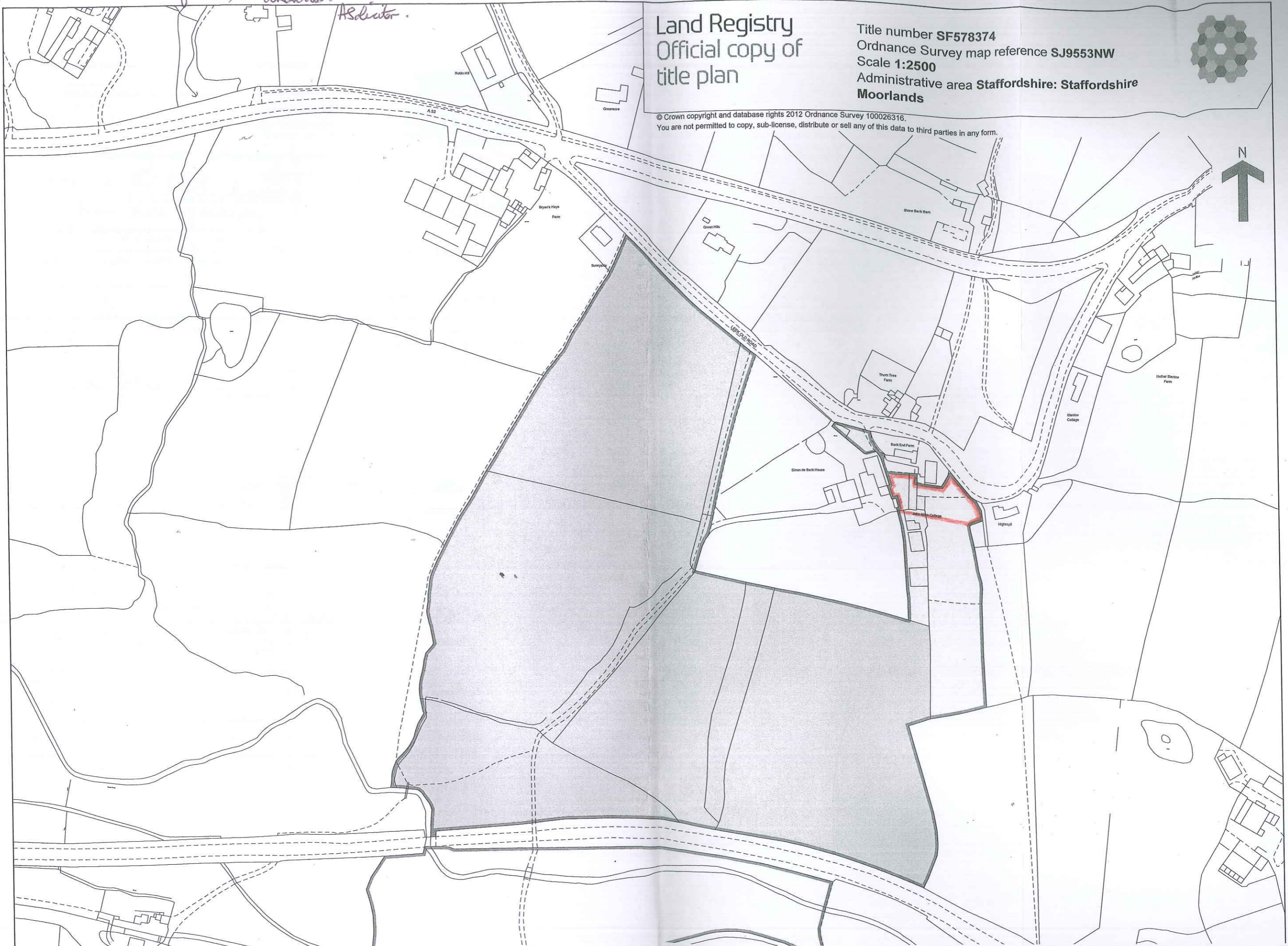
"JMC"

# Land Registry Official copy of title plan

Title number **SF578374**  
Ordnance Survey map reference **SJ9553NW**  
Scale **1:2500**  
Administrative area **Staffordshire: Staffordshire Moorlands**



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6541

Central Park covers 843 acres in the center of Manhattan and features many beautiful bridges, lakes and ponds - New York City.



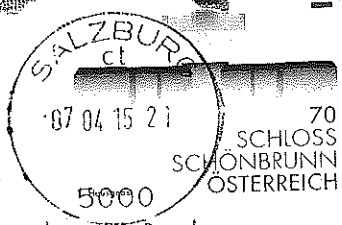
Dear Nanny e Grampy,  
I'm having an amazing time in the USA. I went to New York yesterday, and Princeton a few days ago. Plus I'm going to Washington on Sat/Sun. I've been doing lots of shopping as well. Can't wait to see you!  
Lots of love Lara xxx.

Tel: 212-260-5600 ManhattanPostcards.com Printed in Singapore

Mr e Mrs ~~Robinson~~  
John Miles Cottage,  
Leek Old Road  
Longsdon STAFFS  
ST9 9QJ England

Skinvelt Wilder Kaiser - *Brixental*  
Söll, der beliebte Ski- und Erholungsort mit dem Skiparadies Hochsöll und der Hohen Salve (1.829 m)

COSY - Verlag, A-5020 Seefeld, Münchenstr. 156 · ☎ 0922/43 43 34 · www.cosy.at



Dear Nan + Grampy,  
I have had the best time in ~~the~~ Söll and as much as I want to come home, I'll miss it here... and I don't really want to go and work loads in Obergurgl where we're leaving for today. The people here are great and the snow has been fabulous right until now.  
Foto: COSY - Nr. W 4564

Mr + Mrs Robinson.  
John Miles Cottage,  
Leek Old Road,  
Longsdon  
Stoke-on-Trent  
STAFFS  
ST9 9QJ

See you in 2 weeks!  
Love Lara xxx

ENGLAND

Blood test booked

Islas Canarias

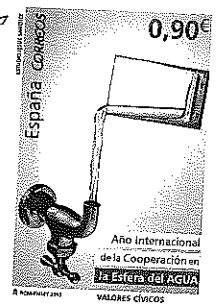
Dear Mich & Barb  
I know you've ticked us  
off but thought I would  
reply properly to your kind  
invitation to your kind  
wedding. Of course we would be  
delighted to accept  
and look forward to  
seeing you all especially  
the bride & groom on  
the big day!

Weather here very odd  
- with cloud chilly wind  
& red hot sun! Still having  
a nice rest & glow



092 YTF - FLOR CANARIA  
STRELITZIA  
Tenerife

Maer & Pete xx



MR & MRS. M. M. ROBINSON  
JOHN MILES COTTAGE  
BANK END FARM  
LEEK OLD ROAD  
LONGSDON  
STOKE-ON-TRENT STAFFS  
INGLATERRA ST9 9QJ

REPRODUCCION PROHIBIDA

BRITO & MELIAN  
SOUVENIRS



Dear Barb & Mich.  
Having a lovely time  
we spent four days  
on Island. lots of  
eating drinking  
& the water was  
lovely. Freddie so  
good. went asleep in  
his pram while we  
had evening meal on  
the beach.

Having a lovely Christmas  
hope Joanne &

Mr & Mrs M Robinson  
John Miles Cottage  
Bank End Farm  
Longsdon  
Leek  
Staffs  
England



E. 526 ทาดทรายแก้ว เกาะเสม็ด



Photo by Pinit Srimuangkeo  
Maekmai House : Tel 0-2931-9791  
Fax: 0-2931-9529 Mobile: 0-1430-1970  
E-mail : maekmai1993@hotmail.com



Part of the Department for Work and Pensions

Your reference is ZT554824B  
Please tell us this number  
if you get in touch with us

MRS BARBARA ROBINSON  
JOHN MILES COTTAGE  
LEEK OLD RD  
LONGSDON  
STOKE-ON-TRENT  
ST9 9QJ

The Pension Service  
PO Box 680  
Warrington  
WA1 1YA

Phone 0845 6060265  
TEXTPHONE for the deaf/hard of  
hearing ONLY 0845 6060285

Date 16/11/2013

#### Winter Fuel Payment

We are sending out Winter Fuel Payments to help meet the cost of winter heating bills.

#### About this payment

The decision to pay the amount awarded below is based on information we hold for the qualifying week of 16-22 September 2013.

A Winter Fuel Payment £200.00

You do not have to pay income tax on this payment.

This amount will normally be paid direct into your account within the next 3 weeks.

We are making these payments over a number of weeks from November so people may get their payment at a different time, even if they are living at the same address. We aim to make all payments by Christmas.

More connections.  
More possibilities.



Your account number  
WM 3490 9572

Statement number  
Q017 NZ

Date  
7 September 2005

If you have a query  
please see reverse for  
our contact details.

MRS B ROBINSON  
JOHN MILES COTTAGE  
BANK END FARM  
LEEK OLD ROAD  
LONGSDON  
STOKE ON TRENT  
ST9 9QJ 19522 412

## BT Together Option 2

Statement for 01538 381968

**Debit balance** £ 87.64

*Your monthly payment has changed. Please see below  
for more information on your Monthly Payment Plan*

### You don't have to put up with unwanted callers

We've introduced free BT Privacy to help people who make their calls with BT take action against unwanted sales calls. Including free Caller Display to help you decide whether to answer the phone, and free registration on the Telephone Preference Service, which will dramatically reduce the number of unwanted sales calls you receive. Set up free BT Privacy anytime by calling 0800 916 5544 or go to [www.bt.com/btprivacy](http://www.bt.com/btprivacy).

Some companies may try to transfer your telephone service against your wishes. We advise you to be careful when giving out your bank details unless you are certain of who you're dealing with.

### Important information

The new payment due will be effective from 1 Nov 05.

If you wish to make alternative arrangements please contact us. (See reverse for our contact details).

### Monthly Payment Plan instalment change

The balance on your Monthly Payment Plan is greater than your agreed credit limit and a change is required to your monthly payments, as shown below. We will automatically adjust the amount of your Direct Debit and you don't need to take any further action.

<i>Your existing payment</i>	<i>Your new payment</i>	<i>Your new credit limit</i>
£ 16.50	£ 32.00	£ 112.00

The payment dates shown on this statement are the dates we issue the Direct Debit request to your bank or building society. This is approximately two working days earlier than the date your bank or building society account will be debited. The payment will not be deducted before the agreed date.

More connections.  
More possibilities.



Your account number  
WM 3490 9572

Statement number  
Q016 JG

Date  
7 June 2005

If you have a query  
please see reverse for  
our contact details.

MRS B ROBINSON  
JOHN MILES COTTAGE  
BANK END FARM  
LEEK OLD ROAD  
LONGSDON  
STOKE ON TRENT  
ST9 9QJ

54522 412

07985  
601874

## BT Together Option 2

Statement for 01538 381968

**Debit balance** £ 52.03

### BT Update

*No action is required. Please see below for more  
information on your Monthly Payment Plan*

The magazine for BT customers  
For information and advice about  
BT products and services take a look  
through your copy of Update  
enclosed with this bill.

This page is not a tax invoice.

### Debit balance

Your account is in debit,  
which means that the amount  
you owe is greater than the  
monthly payments you have  
made. However, you still  
remain within your overall  
credit limit, so please take  
no further action, as your  
monthly payments will  
continue as normal. If we  
need to change your payment  
amount we will advise you.

### Your Monthly Payment Plan

No further action is required. You don't  
need to make any payment other than  
your usual monthly payment.

The payment dates shown on this  
statement are the dates we issue the  
Direct Debit request to your bank or  
building society. This is approximately  
two working days earlier than the date  
your bank or building society account  
will be debited. The payment will not  
be deducted before the agreed date.

Bringing it all together  
For all our services visit [bt.com](http://bt.com)

Company of the Year  
Business & Community  
**AWARDS**  
2007

Your account number  
**GB 0304 8935**

Bill number  
**M006 JD**

Date  
**28 April 2008**

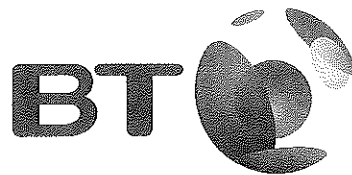
If you have a query  
please see reverse for  
our contact details.



46820

MRS B ROBINSON  
JOHN MILES COTTAGE  
LEEK OLD ROAD  
LONGSDON  
STOKE ON TRENT  
ST9 9QJ

00048425



## Your BT bill

for account number GB 0304 8935

**Total now due** **£ 29.04**

*This amount will be debited from your bank or building society account on or after 12 May 2008.*

### This bill is for:

Service · BT land line  
Line number · 01538 381968

For any other BT services you will receive a separate bill.

### Important changes to your bill:

From 1st April, BT Together Option 3 has been renamed the "Unlimited Anytime Plan".

You will see the new name in the 'Rental charges' section of your bill. This change has been applied automatically.

### BT is a sustainability leader

Bt has reduced its carbon emissions by 60% since 1966

[bt.com/betterworld](http://bt.com/betterworld)

### Your Direct Debit Payment Agreement

The total now due will be debited from your bank or building society account on or after 12 May 08.

**Appendix 3**

**Statutory Declaration by Conor Lorcan Hogan**

**STATUTORY DECLARATION**

I, CONOR LORCAN HOGAN, of Bank End Farm, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ do solemnly and sincerely declare that:

1. I make this Statutory Declaration in support of an Application for a Certificate of Lawfulness pursuant to Section 191 of the Town and Country Act 1990. The facts and matters to which I refer are within my own knowledge or obtained from sources of information which I have specified herein.
  
2. I live at Bank End Farm, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ. My parents in law Michael Miles Robinson and Barbara Robinson live in the neighbouring property John Miles Cottage, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ ("the Property").
  
3. My parents in law had previously lived Bank End Farm but I purchased the property from them in 2002. They then moved into the Property next door being John Miles Cottage which they had previously used as a holiday let after having converted an old barn.
  
4. I can confirm that Mr and Mrs Robinson have lived in the Property and have occupied it as their principal residential dwelling uninterrupted since September 2003.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said CONOR LORCAN HOGAN

at *Leek in the County of Stafford*

on *2nd February 2017*

before me

Signed.....*AR Books*.....



A commissioner for oaths or a solicitor empowered to administer oaths.

**Appendix 4**

**Statutory Declaration by David Nicolson**

**STATUTORY DECLARATION**

I, DAVID NICOLSON, of Simon du Bank House, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ do solemnly and sincerely declare that:

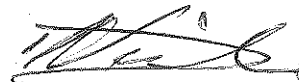
1. I make this Statutory Declaration in support of an Application for a Certificate of Lawfulness pursuant to Section 191 of the Town and Country Act 1990. The facts and matters to which I refer are within my own knowledge or obtaining from sources of information which I have specified herein.
  
2. I am one of the legal owners of the property known as Simon du Bank House, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ and have lived there since 2003. My neighbours are Michael Miles Robinson and Barbara Robinson who live in the property known as John Miles Cottage, Leek Old Road, Longsdon, Stoke on Trent ST9 9QJ ("the Property").
  
3. I can confirm that Mr and Mrs Robinson have lived in the Property and have occupied it as their principal residential dwelling uninterrupted since September 2003.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said DAVID NICOLSON

at *Leek in the County of Stafford*

on *2nd February 2017*



before me

Signed.....*A. Brooks*.....

A commissioner for oaths or a solicitor empowered to administer oaths.