CHARTERED SURVEYORS & PLANNING CONSULTANTS

BURY ST EDMUNDS – EXETER – WOLVERHAMPTON – SCOTLAND

Supporting Information

for

DISCARGE OF THE SECTION 106 AGREEMENT REGARDING LYME HOUSE, DEVILS LANE, LONGSDON



Prepared for:-

Mr J Hilton
Lyme House
Devils Lane
Longsdon
Stoke on Trent
ST9 9QP

NOVEMBER 2017

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LYME HOUSE COTTAGE, DEVILS LANE, LONGSDON, ST9 9QP

The planning history regarding the property is as follows:

1. In 1974 planning consent was granted for a replacement dwelling at the site of Lyme House Cottage. A condition of the approval was that the existing cottage was to be demolished. The replacement dwelling was built, which is now known as Lyme House, although the original cottage was never demolished.

2. In 1983 and 1994 consents were obtained for the continued retention and use of the original cottage. The 1994 consent (Ref: SM89-0509) was subject to a legal agreement (section 106 agreement dated 15 June 1994) and restricted the cottage to recreational and private study purposes in connection with Lyme House (i.e. the new dwelling at the site).

3. In November 1995 Mr Hilton (the current owner) acquired the property Lyme House. The property comprised of the dwelling, now known as Lyme House, the former cottage, now known as Lyme House Cottage, and the surrounding area of land.

4. Once acquired by Mr Hilton the dwelling at Lyme House was renovated and in April 1996 it became Mr Hilton's family home (i.e. himself, his wife and three children).

5. The former cottage (Lyme House Cottage) was renovated at the same time as the dwelling and was used as ancillary accommodation in relation to Lyme House.

6. In April 1997 Mr Hilton's son, Oliver, moved out of Lyme House and commenced occupying Lyme House Cottage as his home. Since April 1997 Oliver Hilton, and his family, have occupied Lyme House Cottage, and therefore Lyme House Cottage has been used as a discreet dwelling and not as ancillary residential accommodation in association with Lyme House.

7. On 21 November 2017 a Certificate of Lawfulness was granted for Lyme House Cottage in respect of the cottage being used as an independent residential unit.

Given the above it is presented that the Section 106 agreement of 15 June 1994 no longer serves a useful purpose and should be discharged.

Submitted for the application to discharge the Section 106 agreement are the following documents:

Application form
Supporting information (this document)
Location plan
A copy of the Section 106 agreement of 15 June 1994
Certificate of Lawfulness granted for Lyme House Cottage (21 November 2017)