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 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 & Mrs	First Name:	A F & K M	Surname:	Burton
Company name:					
Street address:	New Farm, Bradley Lane				
	Threapwood			Telephone number:	
				Mobile number:	
Town/City:	ALTON			Fax number:	
Country:				Email address:	
Postcode:	ST10 4DG				

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:	New Farm
Street address:	Bradley Lane
	Threapwood
Town/City:	ALTON
Postcode:	ST10 4DG

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

Easting:	405131
Northing:	341866

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Lawful Development Certificate - Interest in Land

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

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)

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 operated as a farm since 2003 but has been used solely as a domestic dwelling. The former cowsheds are therefore established as been domestic and not agricultural and no 'Change of use' should be required.
See included Planning Statement.

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

Letter from the applicant detailing the last known agricultural use of the site.
Copy of a 2003 letter from the applicants solicitor relating to the purchase of the farm, by the applicant from his father. This was the time that the use of the site for agricultural use ceased.

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)

7. Grounds for Application

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?

See included Planning Statement

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 include any extension to, 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 rooflights and new joinery items in the existing window and door openings. The proposal does not involve any changes to the domestic curtilage arrangements, site access or parking arrangements etc. as the proposed accommodation will be ancillary to the existing house. The proposal does include the removal of an existing modern brick built outbuilding which is in a very poor condition. The building has not been used for agricultural purposes since 2003 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 11/12/2017

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.