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:	Messrs	First Name:	S, M and P	Surname:	Robinson
Company name:					
Street address:	c/o Rock Hollow				
	Draycott in the Moors			Telephone number:	
				Mobile number:	
Town/City:	Stoke on Trent			Fax number:	
Country:				Email address:	
Postcode:	ST11 9AQ				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Ankers
Company name:	Ian Ankers				
Street address:					
	Ryecroft Farm			Telephone number:	01260546944
	Rushton Spencer			Mobile number:	
Town/City:	Macclesfield			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	SK11 0RP				ian@ianankers.co.uk

3. Site Address Details

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

House: | Suffix:

House name: Totmonslow Farm

Street address: Draycott Road

Totmonslow

Town/City: Upper Tean

Postcode: ST10 4JJ

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

Easting: 399315

Northing: 339742

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: Arne | Surname: Swithenbank

Reference: email

Date (DD/MM/YYYY): 24/04/2018 (Must be pre-application submission)

Details of the pre-application advice received:

I understand that what is needed is to be able to apply and enforce the development conditions as permitted but to have them separated out in respect of the different dwelling units. This being in anticipation that the different units will be purchased and developed separately / individually.

In principle this could be most readily achievable in respect of barn / unit 3 as this is a stand-alone. Would you be looking to do this also in respect of barn / units 1 and 2 or do you foresee this building being sold and developed as one? I suspect actually it can't be done as two.

There would seem to be possibly two alternative ways forward. Yes you could make two fresh applications – one for units 1 and 2 and one for unit 3. One advantage could be that this would release a new 3 year timescale for implementation to begin. This may be important to you given that sale has still to be achieved (I am presuming) as the current permission dd 18th May 2017 is now 1 year in.

Alternatively we could take a s.73 amendment application.

You'd be applying to vary condition 3 with the submission of an additional plan that showed the separation of the units – or perhaps each of the plans as approved re-submitted with the additional demarcation of the plots.

You'd be applying to vary the wording of conditions 4 to 12 and 14 in such a way that it was clear that the pre-commencement requirements only applied in respect of each plot discretely and secondly that their implementation only had to be undertaken discretely per plot.

A similar exercise in separating out the responsibility for meeting all the remaining conditions would need to be undertaken and forms of wording arrived at which you'd be applying to be used to vary the terms of the current conditions each in turn.

4. Pre-application Advice

This is not straight forward but at least I can confirm that a s.73 amendment is a possible way forward and otherwise a new (re-submission) application to obtain two new permissions with a new 3 year implementation period could be the way.

5. Description of the Proposal

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

Proposed Conversion of 2no. barns to 3no. dwellinghouses, associated landscaping and access, including alterations to landscaping at existing dwelling

Application reference number: SMD/2017/0099 Date of decision: 18/05/2017

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

Conditions 3, 4, 7, 8, 9,10,11, 12, 14, 19, 20, 22, 24 & 26

Has the development already started? ○ Yes ◉ No

6. Condition(s) - Removal

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

The development is to be split into two plots which are likely be developed independently so the conditions need to reflect this

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

see attached 'Proposals for Variations of Conditions (Rev A)'

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

If Other has been selected, please provide:

Title: Ms First name: Gemma Surname: Wall

Telephone number: 01889562811

Email Address: gemma.wall@bagshaws.com

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: Ian Surname: Ankers

Person role: AGENT Declaration date: 18/05/2018 ☑ 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 18/05/2018