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. Site Address

Number	
Suffix	
Property name	Quarry House Farm
Address line 1	Moss Hill
Address line 2	
Address line 3	
Town/city	Stockton Brook
Postcode	ST9 9NW

Description of site location must be completed if postcode is not known:

Easting (x)	391699
Northing (y)	352155

Description

2. Applicant Details

Title	Mr
First name	N.
Surname	Mountford
Company name	
Address line 1	Quarry House Farm, Moss Hill
Address line 2	
Address line 3	
Town/city	Stockton Brook

2. Applicant Details

Country	
Postcode	ST9 9NW
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	
First name	Ken
Surname	Wainman
Company name	KEN WAINMAN ASSOCIATES Ltd
Address line 1	31A
Address line 2	St. Edward Street
Address line 3	
Town/city	Leek
Country	England
Postcode	ST13 5DN
Primary number	01538386808
Secondary number	
Fax number	
Email	ken@sgaplanners.co.uk

4. 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 description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Certificate of lawfulness application to establish that the proposed siting of three metal containers in the curtilage of the house is permitted development.

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

5. Grounds for Application

Information about the existing use(s)

5. 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

Quarry House Farm is a well established residential property. This building was the subject of a Certificate of Lawfulness application for the proposed use of, and extension to, an existing domestic garage in 2018 (ref: SMD/2018/0516). The application was approved on the basis that the development was within the domestic curtilage and complied with the criteria in Class E of Part 1 of the GPDO (2015). As part of the application process an amended location plan (Drawing No. 18 017 AL (0) 01A) was submitted which shows, as described in the Officer's report, "the correct red-line boundary of the residential curtilage at this property". The same red line is shown on a plan in Appendix 1 which was attached to the 2018 Certificate decision notice. The orange hatched area on the submitted Site Plan shows the part of the curtilage (the garden) where the containers would be situated.

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

1. Certificate Application Statement.
2. Appendix 1 of the Certificate Application Statement which contains a copy of the plan showing the agreed curtilage form application SMD/2018/0516.
3. Appendix 2 of the Certificate Application Statement which contains a copy of an email dated 11th April the from the Council's Enforcement Officer.
4. Drawing No. 18 017 AL (0) 10A - Block and Location Plan.
5. Statutory Declaration from Mr. Nicholas Mountford.

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?

The proposal is permitted development as set out in Schedule 2, Part 1, Class E(a) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015). Please see the Certificate Application Statement for the detail.

6. 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?

(•) The agent
( ) The applicant
( ) Other person

7. 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	Andy
Surname	Thomas
Reference	None.

Date (Must be pre-application submission)

08/03/2019

Details of the pre-application advice received

A Certificate of Lawfulness to be submitted. As well as the email from Mr Thomas dated 8/3/2019 there was other correspondence between the agent and Mr Thomas.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- ◉ Owner
- ○ Lessee
- ○ Occupier
- ○ Other

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. ☑

Date (cannot be pre-application)	26/06/2019