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

An application to determine if prior approval is required for a proposed:

Change of Use of Agricultural Buildings to a flexible use within Shops (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafes (Class A3), Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly and Leisure (Class D2).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R

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	Brook Farm
Address line 1	Porters Lane
Address line 2	
Address line 3	
Town/city	Bradnop
Postcode	ST13 7NQ

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

Easting (x)	401570
Northing (y)	355334

Description

2. Applicant Details

Title	
First name	G AND J
Surname	CLARK
Company name	
Address line 1	LONGSHAW FARM
Address line 2	ASHBOURNE ROAD

2. Applicant Details

Address line 3	BRADNOP
Town/city	NEAR LEEK
Country	UK
Postcode	

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	robert
Surname	ford
Company name	
Address line 1	parkside
Address line 2	park road
Address line 3	
Town/city	leek
Country	United Kingdom
Postcode	ST13 8JT
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit? (•) Yes ( ) No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres? (•) Yes ( ) No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres? ( ) Yes (•) No

Is any part of the land, site or building:
- in a safety hazard area;
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

( ) Yes (•) No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

change of use of hay and straw barn to a cafe and farm shop (classes A3 and A1 resp.) and change of use of stock shed to indoor paddle tennis court (class D2)

Please provide details of any transport and highways impacts and how these will be mitigated:

Vehicular and pedestrian access to the buildings and their curtilage is existing from Douse lane to the north and Porters Lane to the west. The site as a whole comprises a former dairy farm and most of the buildings associated with that use have been demolished and production transferred to the applicants' nearby larger dairy farm at Longshaw Farm. Vehicular movements to and from the unit will in consequence be little different to that generated by the former dairy farm use and vehicles will be of a rather smaller size.

Please provide details of any noise impacts and how these will be mitigated:

no noise impacts are envisaged arising from the proposed inocuous uses proposed to these buildings which are distanced from nearest dwellings

Please provide details of any contamination risks and how these will be mitigated:

no contamination risks will arise from the development

Please provide details of any flooding risks and how these will be mitigated.
A flood risk assessment should accompany the application where the site:
- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

Check if your site location is in Flood Zone 2 or 3 online.
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

the site does not lie within a flood zone

6. Declaration

I/we hereby apply for prior approval 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)	03/12/2019