STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
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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. Site Address

Number	
Suffix	
Property name	Salthouse Farm
Address line 1	Salters Lane
Address line 2	Hulme
Address line 3	
Town/city	Werrington
Postcode	ST9 0DA

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

Easting (x)	393991
Northing (y)	346496

Description

2. Applicant Details

Title	
First name	peter
Surname	brown
Company name	
Address line 1	Salthouse Farm
Address line 2	Salters Lane
Address line 3	Hulme
Town/city	Werrington

2. Applicant Details

Country	
Postcode	ST9 0DA
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Location of Development: Salthouse Farm, Salters Lane, Hulme, Werrington, Staffordshire Moorlands ST9 0DA

Description of Development: Proposed change of use of existing vacant buildings to boarding kennel and cattery (sui generis)

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, HEREBY GRANTS PLANNING PERMISSION for the development described above subject to the following condition(s):

Reference number

Application no: SMD/2016/0278

Determined on: 12/01/2017

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

Date of decision (date must be pre-application submission)	12/01/2017

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

Condition number(s)

4,5,6,9

Has the development already started? ○ Yes ◉ No

5. Condition(s) - Removal/Variation

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

condition 4 - there is no longer a requirement for an access road and the existing path will be used by pedestrians walking from the designated carpark next to the gate to the kennels/cattery - so no access road therefore no plan required.

Condition 5 - there is no landscaping required - trees and hedges will remain - the development is of farm outbuildings in the middle of a 19.5 acre non working farm where fields are left unfarmed. There are over 200 trees on the property - existing hardstanding ground will be used and repaired/replaced but no changes to landscape.

Condition 6 - As condition 5 is not required condition 6 should be removed

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

Condition 9 - It appears that the DCAN 15: Vehicular Access Standards Table B: Y-distance (m) and Forward Sight Distance (m) has been used to determine the visibility splay of 2.4M * 120 m - the basis of this would appear to be an 85th percentile speed of 100KPH or 62Mph. The road speed limit is 60 Mph but the road is a very narrow B road where the actual average speed is considerably lower than the speed limit. In my view the average speed at the 85th percentile leave would be between 30 and 40 Mph - if I take 35MPh then the visibility splay should be 2M*40M - if this cannot be approved without a survey I would please request the use of following vehicle surveys or, in the case of a dispute, the measured 85%ile speed.

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

8. Ownership Certificates and Agricultural Land Declaration

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

(•) The applicant
( ) The agent

Title	Mr
First name	lee
Surname	brunton
Declaration date (DD/MM/YYYY)	10/12/2019

☑ 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 (cannot be pre-application)	10/12/2019