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

14th November 2019

Dear Sir or Madam,

Full Planning and Listed Building Consent – St Wilfrid's Church, Cotton

I am instructed by my client, Amos Group, to submit an application for conversion of St Wilfrid's Church, Cotton, to four holiday apartments and site office unit, with associated landscaping works. The proposed development consists of 3-bedroom, two 8-bedroom and one 9-bedroom holiday apartments, along with independent office accommodation located at the western end of the building. The office space is currently intended to be used by Amos Group (the applicant) to support the estate management.

The application was submitted via the planning portal on 13th November and was allocated the reference number PP-08066170. The information submitted with the application is listed below:

- Planning Statement, prepared by Pegasus Group,
- Design and Access Statement, prepared by Pegasus Group,
- Proposed Site Plan (reference no. 2016-44-004, revision I), prepared by Lime Architecture,
- Existing Elevations 1 of 3 (reference no. 2016-44-101, revision A), prepared by Lime Architecture,
- Existing Elevations 2 of 3 (reference no. 2016-44-102, revision A), prepared by Lime Architecture,
- Existing Elevations 3 of 3 (reference no. 2016-44-103, revision A), prepared by Lime Architecture,
- Existing Ground Floor Plan (reference no. 2016-44-104, revision B), prepared by Lime Architecture,
- Proposed Ground Floor Plan (reference no. 2016-44-110, revision P), prepared by Lime Architecture,
- Proposed First Floor Plan (reference no, 2016-44-111, revision N), prepared by Lime Architecture,
- Proposed Elevations 1 of 2 (reference no. 2016-44-112, revision J), prepared by Lime Architecture,
- Proposed Elevations 2 of 2 (reference no. 2016-44-113, revision G), prepared by Lime Architecture,

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- Proposed Sections (reference no. 2016-44-114, revision I), prepared by Lime Architecture,
- Proposed Second Floor Plan (reference no. 2016-44-115, revision H), prepared by Lime Architecture,
- Proposed Roof Plan (reference no. 2016-44-116, revision G), prepared by Lime Architecture,
- Proposed Roof Details 1 of 3 (reference no. 2016-44-901, revision A), prepared by Lime Architecture,
- Proposed Roof Details 2 of 3 (reference no. 2016-44-902, revision A), prepared by Lime Architecture,
- Proposed Roof Details 3 of 3 (reference no. 2016-44-903, revision A), prepared by Lime Architecture,
- Proposed Floor Plan (reference no. 2016-44-904, revision A), prepared by Lime Architecture,
- Proposed Unit 2 Entrance Door Details (reference no. 2016-44-905, revision C), prepared by Lime Architecture,
- Proposed Unit 2 Entrance Door Details (reference no. 2016-44-906, revision D), prepared by Lime Architecture,
- Proposed Unit 3 Entrance Door Details (reference no. 2016-44-907, revision A), prepared by Lime Architecture,
- Proposed United 3 Entrance Door Details (reference no. 2016-44-908, revision A), prepared by Pegasus Group,
- Official Copy of Title Plan (title number SF559398), prepared by the Land Registry,
- Bat Potential Roosting Features Report, prepared by Wildlife Discovery Ecological Consultants,
- Bat Presence/Absence Survey Report, Prepared by Wildlife Discovery Ecological Consultants; and,
- Statement of Heritage Significance, prepared by Drury McPherson Partnership.

St Wilfrid's Church is a Grade II listed building designed by influential 19th century architect August Pugin and is considered to be an important heritage asset within Staffordshire Moorlands. However, since 2010 the Church has been unused and is in urgent need of repair. The proposed application consists of only minor exterior alterations to the building, including the instalation of new entrances to service the holiday accomodaiton. The interior changes have been designed so It is our opinion that the proposed development would provide a sustainable use for the Church that would give long-term certainty to its future.

The Planning Statement attached to the application gives consideration to all local and national policy relevant for the proposed development. The Staffordshire Moorlands Core Strategy (adopted January 2014) places great importance on the tourism industry, and this proposed development would offer increased choice for holidaymakers in a unique and nationally important building.

Thorough reports have been submited as part of the application concerning the presence of bats on the site. The bat presence/absence report confirms that bats are present on the site and mostly spotted in the bell tower. It is important to note that the bell tower will be unaffected and is not included as part of the development.

To conclude, the proposals do not detract from the heritage importance of the church, nor cause any harm to ecology or wildlife. It would provide for the re-use of an important Grade II listed heritage asset and safeguard the long-term future of the building. With these factors considered, it is respectfully requested that full planning permission and listed building consent is granted.

I trust that the submitted information will be enough to allow the Council to validate the application. Should you need any additional documentation or have any questions then please do not hesitate to contact me.

Yours faithfully,

James Flynn
Planner
James.flynn@pegasusgroup.co.uk