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 Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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

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	Moss Cottage
Address line 1	Macclesfield Road
Address line 2	
Address line 3	
Town/city	Rushton Spencer
Postcode	SK11 0QU

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

Easting (x)	393406
Northing (y)	362763

Description

2. Applicant Details

Title	Mrs
First name	Caroline
Surname	Hollies
Company name	
Address line 1	27 Farmside Lane
Address line 2	Biddulph Moor

2. Applicant Details

Address line 3	
Town/city	Stoke-on-Trent
Country	
Postcode	ST8 7LY

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Allen
Surname	Newby
Company name	PME Planning Services Ltd
Address line 1	Townend Waterfall
Address line 2	Waterhouses
Address line 3	
Town/city	Stoke-on-Trent
Country	United Kingdom
Postcode	ST10 3HZ
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 20 March 2013 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

(•) Yes
( ) No

Has any work under the permitted development rights for the erection, extension or alteration of a building reasonably necessary for the purposes of agriculture been carried out on the agricultural unit since 20 March 2013? ( ) Yes (•) No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point? ( ) Yes (•) No

4. Eligibility

Is any part of the land, site or building:
• in a conservation area;
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site;
• in a site of special scientific interest;
• 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. Agricultural tenants

Is the site currently occupied under any agricultural tenancy agreements?

○ Yes ◉ No

Have any agricultural tenancy agreements been terminated in the year before development is proposed to begin for the purpose of carrying out the proposed change of use?

○ Yes ◉ No

6. Dwellinghouses and floor space

How many smaller dwellinghouses will be created by this proposal?	1
How many larger dwellinghouses will be created by this proposal?	0
What will be the net increase in dwellinghouses? This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dweillinghouses on the site immediately prior to the development.	1

Previous Development

How many smaller dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0
How many larger dwellinghouses have previously been created under this permitted development right on this established agricultural unit?	0

Floor space of larger dwellinghouse(s)

Will the total combined floor space (previously and in this proposal) changed to Larger Dwellinghouses under this permitted development right on this established agricultural unit exceed 465 square metres?
(Select 'No' if no larger dwellinghouses have been or will be created).

○ Yes ◉ No

7. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including the siting and location of the building(s):

Prior Notification for the Proposed Change of use of an Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development

Are any associated building works or other operations required to make this change?

◉ Yes ○ No

Note that such works are restricted to those listed below that are reasonably necessary to convert the building(s) for use as a dwellinghouse:
• the installation or replacement of windows, doors, roofs, or exterior walls;
• the installation or replacement of water, drainage, electricity, gas or other services;
• partial demolition to the extent reasonably necessary to carry out the works listed above.

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The walls and roof will be retained. Existing openings re-used with new joinery, including a limited number of conservation rooflights. Obscure glass will be used where privacy is a consideration. Please refer to accompanying plans and elevations and planning statement for details.

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

The proposed dwelling will utilise the existing access onto Macclesfield Road. It is proposed that the access be improved by the following works:
1. Re-alignment to make the access square to highway.

7. Description of Proposed Works, Impacts and Risks

2. Access widened by removing stone wall and gatepost. 3. 2.0m kerb radius introduced.
4. Permeable bound surface provided.
5. Gradient altered to raise driver eye level.
6. Height of post and rail fence lowered to 0.6m.
Please refer to accompanying access plan, access detail plan and planning statement for further details.

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

A noise assessment has been carried out. This states that the main source of noise is from traffic. The report concludes that satisfactory internal levels can be achieved with good acoustic design - solid walls, double glazing and mechanical ventilation. Satisfactory outdoor levels can be achieved by installing close boarded fencing close to the amenity space.

Please refer to the accompanying noise assessment for further details.

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

Land is only considered to be contaminated if it either contains a source of pollution, that a pollutant could affect a receptor, and that the pollution can get to the receptor. The buildings have not been used for livestock for 79 years, the site had been used solely for agricultural purposes and there are no other uses in the immediate vicinity of the site which may give rise to pollutants.

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 Government's Flood Map shows that there is no risk of flooding from rivers or reservoirs and a very low risk of flooding from surface water. This means that the chance of flooding is less than 0.1% per annum. (Zone 1). The development is for a change of use and the site area is less than 1 hectare so a flood risk assessment is not required. The proposal does not result in an increase in the area of roofs or hard surfacing and will not therefore increase the risk of flooding elsewhere.

8. 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)	11/02/2020