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 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	Land At Abbey View Fields Bridge End
Address line 1	Macclesfield Road
Address line 2	
Address line 3	
Town/city	Leek
Postcode	ST13 8LG

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

Easting (x)	397339
Northing (y)	357351

Description

2. Applicant Details

Title	
First name	Michael
Surname	Banjo
Company name	Urban Nu Ltd
Address line 1	suite 6
Address line 2	3 - 11 Marsden Road
Address line 3	
Town/city	Bolton

2. Applicant Details

Country	
Postcode	BL1 4AA
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	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. Description of the Proposal

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

RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RELATION TO SMD/2013/1099

Reference number

SMD/2017/0696

Date of decision (date must be pre-application submission)	15/03/2018

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

Condition number(s)

CONDITION 1

4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 29/02/2020

Has the development been completed? ( ) Yes (●) No

5. Condition(s) - Removal/Variation

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

Condition 1 requires the development to be carried out in accordance with the approved plans referred to in the decision notice.
The proposed site plan referred to is numbered ABL 104D.
It is proposed now to form the proposed dwellings and access road in accordance with the layout show on revised drawing no. ABL 104F.
The now proposed layout will provide more communal open space at the head of the proposed access road.
The now proposed layout 104F is little changed from that shown on 104D, except for the provision of the open space. Nearly all plot dwellings have been slightly repostioned to account for the introduction of the open space. Plot 1 is common to both layouts.

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

as described above, it is sought that the site layout drawing numbered ABL 104D is substituted with ABL 104F

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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

A revised site layout (ABL 104E) was the subject of a non material minor amendment application ref: SMD/2020/0001. The advice given was that this application was not appropriate because the scale of the proposed changes were such so as to be not treated as non material.
It was advised that a Material Minor Amendment application was appropriate.

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

8. Ownership Certificates and Agricultural Land Declaration

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	
First name	robert
Surname	ford
Declaration date (DD/MM/YYYY)	05/03/2020

☑ 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)	05/03/2020