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 a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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	The Leasows
Address line 1	Town End Lane
Address line 2	
Address line 3	
Town/city	Swinscoe
Postcode	DE6 2HS

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

Easting (x)	413153
Northing (y)	347826

Description

2. Applicant Details

Title	Ms
First name	Laura
Surname	Phillips
Company name	
Address line 1	The Leasows, Town End Lane
Address line 2	
Address line 3	
Town/city	Swinscoe

2. Applicant Details

Country	
Postcode	DE6 2HS

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	Rik
Surname	Webb
Company name	Studio Webb Architects Ltd
Address line 1	Ednaston Park
Address line 2	Painters Lane
Address line 3	
Town/city	Ednaston
Country	
Postcode	DE6 3FA
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? (•) Yes ( ) No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Replacement of a dilapidated greenhouse, concrete base, and area of hard standing with the erection of a lightweight steel storage building to house animal feed / land maintenance equipment.

Building to consist a concrete base, open fronted, with profiled metal roofing and timber cladding (Yorkshire boarding type) to the gables / rear elevation.

Does the proposal consist of, or include, a change of use of the land or building(s)? ( ) Yes (•) No

Has the proposal been started? (•) Yes ( ) No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

External space within the curtilage of a residential dwelling / agricultural property

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Proposed location plan & building details

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

C3 - Dwellinghouses

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses

Is the proposed operation or use

(•) Permanent ( ) Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

We understand the proposal for a modest storage building (animal feed / land maintenance machinery) replacing an existing greenhouse and concrete base falls within the criteria of current permitted development law. Located away from the boundary, with maximum eaves height of 2.5m and a ridge of 4 m.

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. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

( ) Yes (•) No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

(•) Owner
( ) Lessee
( ) Occupier
( ) Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate 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)	26/05/2020