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	Heath House Farm Cottage
Address line 1	Ostlers Lane
Address line 2	
Address line 3	
Town/city	Cheddleton
Postcode	ST13 7DQ

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

Easting (x)	396865
Northing (y)	351307

Description

2. Applicant Details

Title	Mr
First name	John
Surname	Carr
Company name	
Address line 1	C/O Sammons Architectural Ltd
Address line 2	10 Cawdry Buildings

2. Applicant Details

Address line 3	Fountain Street
Town/city	Leek
Country	United Kingdom
Postcode	ST13 6JP

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Sammons
Surname	Architectural Ltd
Company name	Sammons Architectural Limited
Address line 1	10, Cawdry Buildings
Address line 2	Fountain Street
Address line 3	
Town/city	
Country	
Postcode	ST13 6JP
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?	0
How many larger dwellinghouses will be created by this proposal?	1
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

TOTAL DWELLINGHOUSES	1
TOTAL LARGER DWELLINGHOUSES	1

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):

Change of use of an existing agricultural building into a single dwelling

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:

External materials retained with existing opening glazed to provide adequate internal lighting. Install 4 new windows in north elevation to provide daylight in proposed 4 bedroom. This element of change is considered reasonably necessary to enact the change of use to a dwelling.

7. Description of Proposed Works, Impacts and Risks

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

The proposed dwelling will be accessed via the existing track that serves the site off Ostlers Lane and adequate off-road parking is provided as part of the scheme. Taking into account the fact that this access is already used for agricultural purposes, it is considered that the proposed development will not give rise to any adverse highway safety impacts

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

The proposed conversion of the agricultural building to a single dwelling will not derive any adverse noise impacts and there are no surrounding uses that would give rise to harm to future occupants of the building. The proposal is therefore considered to be acceptable in this regard.

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

Historically and to date the site has only ever been used for agricultural purposes. It is proposed that the existing building foundations are utilised and there will be minimal ground disturbance or excavation. Previous excavations have not identified any ground contamination whatsoever at this site. All excavated material for service trenches will be retained on site. The existing building does not contain any harmful materials that would propose any contamination risk. In the unlikely event that any contaminants are identified safe disposal advice will be sought from the Environment Agency.

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.

A review of the Environment Agency's website reveals that no part of the site is in flood zone 2 or 3 nor is it at risk of potential flooding from surface waters. The proposal is therefore considered to be acceptable.

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)	30/05/2020