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	Barn A Bagnall Grange Farm
Address line 1	Tompkin Road
Address line 2	
Address line 3	
Town/city	Stanley
Postcode	ST9 9NA

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

Easting (x)	393875
Northing (y)	351171

Description

2. Applicant Details

Title	Mr
First name	P
Surname	Allsopp
Company name	
Address line 1	C/O Ken Wainman Associates Ltd
Address line 2	20 Ravenoak Road

2. Applicant Details

Address line 3	Woodsmoor
Town/city	Stockport
Country	
Postcode	SK2 7BQ

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	Ken
Surname	Wainman
Company name	
Address line 1	20 Ravensoak Road
Address line 2	Woodsmoor
Address line 3	
Town/city	Stockport
Country	
Postcode	SK27BQ
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?	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.	2

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	2
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):

THE CONVERSION OF A TWO-STOREY BRICK AND STONE BUILDING WITH A PLAIN CLAY TILE ROOF TO FORM TWO DWELLINGS AND THE DEMOLITION OF PART OF AN ADJOINING BUILDING TO CREATE A PEDESTRIAN ACCESS.
THE FOOTPRINT OF THE EXISTING BUILDING IS 130 SQ. M. THE LOCATION AND EXTERNAL LAYOUT ARE SHOWN ON DRAWINGS NO. 600-1 and 1343-05. THE ELEVATIONS AND INTERNAL LAYOUT ARE SHOWN ON DRAWING NO. 1343-04.
TOTAL INTERNAL FLOOR SPACE (USE:C3) WOULD BE = 180.2 SQ. M
Barn 1 - Ground Floor 35.9sq. M First Floor = 35.9sq. M. Total = 71.8 sq m
Barn 2 - Ground Floor 57.9sq. M First Floor = 50.5 sq. M. Total = 108.4 sq m
THE BUILDING FOOTPRINT = 130 SQ M. THE PROPOSED CURTILAGE WOULD BE 130 SQ. M

7. Description of Proposed Works, Impacts and Risks

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:

PLEASE SEE DRAWING NO. 1343-01 (EXISTING) AND 1343-04 AND 05.

THE PROPOSED ALTERATIONS TO THE BUILDINGS ARE DESCRIBED IN THE SUBMITTED PLANNING STATEMENT .

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

TRANSPORT AND HIGHWAYS - ACCESS TO THE BUILDING WOULD BE VIA THE EXISTING FARM AND THEN INTO THE COURTYARD TO THE WEST OF THE BUILDING. PARKING WOULD BE IN THE CURTILAGE AS SHOWN ON PLAN 1343-03.

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

NOISE - NO SIGNIFICANT ADVERSE NOISE LIKELY.

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

CONTAMINATION - FORMER FARMYARD. CONTAMINATION UNLIKELY.

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.

FLOOD RISK - NOT SHOWN AS BEING AT RISK ON THE ENVIRONMENT AGENCY'S FLOOD RISK RIVERS AND SEA MAP.

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) 21/05/2020