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	Taylors Green Farm
Address line 1	Honeysuckle Lane
Address line 2	
Address line 3	
Town/city	Longsdon
Postcode	ST9 9QN

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

Easting (x)	394878
Northing (y)	354823

Description

2. Applicant Details

Title	
First name	M AND S
Surname	BOARDMAN
Company name	
Address line 1	Taylors Green Farm,
Address line 2	Honeysuckle Lane

2. Applicant Details

Address line 3	
Town/city	Longsdon
Country	
Postcode	ST9 9QN

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	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. 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?	2
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.	3

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	3
TOTAL LARGER DWELLINGHOUSES	2

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); and
• From 1 August 2020, details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposal is to convert two traditionally constructed agricultrual buildings into three dwellings. Natural light is afforded to all habitable rooms by the provision of adapted existing openings within the external envelope of the buildings or by the formation of new openings. The amount of natural light to be provided is controlled under the provisions of the Bilding Regulations.

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:

7. Description of Proposed Works, Impacts and Risks

see drawings attached as supporting documents

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

Access to the land parcel within which the buildings to be converted are contained is via three existing gated points accessed directly from the adjacent unclassified road. (Honeysuckle lane) Two of these access points are to be retained with one of these serving just one of the proposed dwellings and the other (to the existing yard) serving two of the proposed dwellings and a remnant small farm storage building and occasionally the fields beyond.
Honeysuckle lane is narrow and little used. Speed of vehicular traffic is constained by the Lane's narrowness and winding form. Visibility of oncoming traffic when leaving either of the retained access points is not ideal but because of the proposed near cessation of farm vehicles using such points and the very low volume of traffic using the Lane, it is contended that road traffic safelty will not be adversely affected by the proposals

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

Noise impacts will arise solely from motorised traffic using the adajcent Honeysuckle Lane. However: see above comments relating to the very low usage of the Lane.
Although fenestration to habitable rooms on the frontage elevation has been reduced to a minimal acceptable amount, standard double glazing has a decibel reduction value of some 45 db. Triple glazing, if deemed necessary, offers a greater reduction.

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

The buildings have had a previous and recent dairy use. They have been used as cattle housing and as a milking parlour. Disinfectants have been used both internally and externally and no doubt there has been some diesel fuel spillage. Floor surfaces both internally and in part externally are of concrete and so there will be little if any seepage of such fluids into the ground.
Roof coverings are of tiles and so no asbestos sheets have been used historically. It appears that the more modern sheeted buildings to be taken down are metal clad

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 application site is not within a flood zone

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)	25/10/2021