



Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Storage or Distribution (Class B8), Hotels (Class C1), Commercial/Business/Service (Class E), or until the end of July 2022, uses previously classified as Assembly and Leisure (Class D2).

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3; Class R

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	Park House Farm
Address line 1	Ashbourne Road
Address line 2	Bradnop
Address line 3	
Town/city	Leek
Postcode	ST13 7EY
Description of site location must be completed if postcode is not known:	
Easting (x)	402771
Northing (y)	353772
Description	

2. Applicant Details

Title	Mr
First name	P
Surname	Harvey
Company name	
Address line 1	Park House Farm, Ashbourne Road
Address line 2	Bradnop
Address line 3	

2. Applicant Details

Town/city	Leek
Country	
Postcode	ST13 7EY

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	
Surname	
Company name	
Address line 1	
Address line 2	
Address line 3	
Town/city	
Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Was the use of the site on 3 July 2012 (or the last use before that date) solely for an agricultural use as part of an established agricultural unit?

☒ Yes ☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 150 square metres?

☒ Yes ☐ No

Will the total combined floor space in the building(s) (previously and in this proposal) changed to a flexible use under this permitted development right exceed 500 square metres?

☐ Yes ☒ No

Is any part of the land, site or building:

- 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. Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Change of Use of Part of Existing Agricultural Buildings to Commercial Use (B8)

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

Access to the buildings is gained via two existing farm drives onto the A523. These access points are shown on the submitted Location Plan. This section of road is straight with clear visibility in both directions.

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

There are no noise impacts associated with this proposal.

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

None

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 buildings are located outside of any Flood Zones

6. 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)

13/12/2021