



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	Crossways Farm
Address line 1	Blakelow Road
Address line 2	Onecote
Address line 3	
Town/city	Nr Leek
Postcode	ST13 7SF
Description of site location must be completed if postcode is not known:	
Easting (x)	404132
Northing (y)	353550
Description	

2. Applicant Details

Title	Mr
First name	M
Surname	Flanders
Company name	
Address line 1	4 Rownall View
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Leek
Country	
Postcode	ST13 8JN
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	Craig
Surname	Barks
Company name	Bagshaws LLP
Address line 1	Vine House
Address line 2	Church Street
Address line 3	
Town/city	Ashbourne
Country	
Postcode	DE61AE
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 Existing Agricultural Buildings and Yard area to commercial use (B2)

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

The existing farm is located approximately 0.75 miles (1.2km) from the A523 and is accessed via the B5053 and Blakelow Road. The existing farm drive entrance has excellent visibility onto Blakelow Road. The farm drive is of a suitable width and construction for commercial and HGV vehicles.

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

The farm is located at least 500m from any other farm properties. The proposed use would not raise any noise issues

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 farm sits at 373m above sea level and would not raise any flooding issues. It is located well 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