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

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Springs Cottage Farm

Address Line 1

Thornyedge Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Bagnall

Postcode

ST9 9LE

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

Easting (x)

393295

Northing (y)

350451

Description

Applicant Details

Name/Company

Title

sir

First name

Lee

Surname

Pearson

Company Name

Address

Address line 1

Springs Cottage Farm

Address line 2

Thorney Edge Rd

Address line 3

Town/City

Bagnall

County

Country

United Kingdom

Postcode

ST9 9LE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of Stable Block and Manege

Reference number

SMD/2018/0061

Date of decision (date must be pre-application submission)

20/03/2018

Please state the condition number(s) to which this application relates

Condition number(s)

4. The stable block and manege hereby permitted shall be for private use of the applicant and his family only and shall not be used for any business, commercial livery, riding school activities or made available for use by visiting members of the public.
Reason:- To define the permission in the interests of the character and appearance of the area, protection of the Green Belt, residential amenity and highway safety

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2021

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

My arena and stables were passed through planning for personal and family use only. Having lived on the farm for about 11 years and working within the equestrian industry as a professional for 24 years it is very difficult to make the farm work as a business but also very difficult to help other people with their equestrian sports if I cannot use the arena and stables for teaching and liveries.

Of my three immediate neighbours, two have liveries that use their stabling for liveries, one uses their arena for liveries also. I think this sets a precedent that equestrian facilities are already used by public liveries on the road and there is a need for this service.

I feel with my experience I have a lot to offer the local equestrian community by being able to teach on site but also bring in people from outside the area that might stay in local accommodation, and use local businesses like the garden centre over the road.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Currently my equestrian facilities are for personal and family use only.

I would like this condition to be changed that I would be able to have liveries stay in the stables and use the arena.

I would also like to be able to use my arena for teaching purposes between the hours of 9 am to 9 pm seven days a week. Most of the teaching would be done through a private microphone so there would be no shouting instruction loudly that could be heard by neighbours. Occasionally I am riding when a client would be having a lesson then a degree of verbal direct communication would be given.

Clients would either hack to the arena, use car and trailer, or horsebox. Any vehicles could be parked either at on site parking by the arena or at numerous parking areas within my farm which is adjacent to the arena.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [x] Yes
- [ ] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [ ] **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- [x] **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Person Role

- [x] The Applicant
- [ ] The Agent

Title

sir

First Name

Lee

Surname

Pearson

Declaration Date

24/11/2022

- [x] Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Lee Pearson

Date

24/11/2022