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 Approval of Details Reserved by Condition

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

Stanley Farm Bungalow

Address Line 1

Dial Lane

Address Line 2

Address Line 3

Staffordshire

Town/city

Congleton

Postcode

SK11 0RU

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

Easting (x)

390873

Northing (y)

361999

Description

Applicant Details

Name/Company

Title

Mr.

First name

S

Surname

Smallwood

Company Name

Address

Address line 1

133 Sandbach Road North,

Address line 2

Address line 3

Alsager

Town/City

STOKE-ON-TRENT

County

Cheshire East

Country

United Kingdom

Postcode

ST7 2AP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr.

First name

Ken

Surname

Wainman

Company Name

KEN WAINMAN ASSOCIATES Ltd

Address

Address line 1

20

Address line 2

Ravenoak Road

Address line 3

Woodsmoor

Town/City

Stockport

County

Country

Postcode

SK2 7BQ

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

Change of use of an agricultural building to residential use including associated building works that are reasonably necessary to convert the building for use as a larger dwellinghouse at Stanley Farm Bungalow, Dial Lane, Congleton.

Reference number

DET/2023/0003

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

21/03/2023

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

Condition number(s)

6.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

"Development shall not commence until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site. If the site risk assessment indicates that potential risks exist, a detailed remediation strategy to bring the site to a condition suitable for the intended use shall be prepared and carried out to remediate the site before the development is brought into use."

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Materials - N/A.
A Sitecheck Assessment is submitted with the application. This concludes in the summary that "No significant contaminant linkage has been identified and any liabilities from contaminated land are unlikely. No further action is required."

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?

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

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

N/A

Date (must be pre-application submission)

27/03/2023

Details of the pre-application advice received

I sent an e-mail on the 27th of March which read as follows: -

"I would be grateful for clarification of the meaning of the above condition. Is it asking for a Phase 1 desktop survey followed if necessary by a Phase 2 survey or is it requiring a Phase 2 survey without the Phase 1?
Is there any planning history that the nearby former quarry has been used for tipping? There is nothing on the planning application web page. Could you please ask Environmental Health whether they have records of tipping on the quarry site, on the application site, or any other nearby site? If you would prefer me to contact Environmental Health directly please could you give me the appropriate e-mail address?"

I have not yet received a reply.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) 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.

☑ I / We agree to the outlined declaration

Signed

Ken Wainman

Date

22/06/2023