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 to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use 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.

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

Higher Whitemore Farm

Address Line 1

Congleton Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Biddulph

Postcode

CW12 3NF

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

Easting (x)

Northing (y)

388361

360296

Description

Applicant Details

Name/Company

Title

Mrs

First name

Brenda

Surname

Proudlove

Company Name

Address

Address line 1

Higher Whitemore Farm

Address line 2

Congleton Road

Address line 3

Town/City

Biddulph

County

Staffordshire

Country

Postcode

CW12 3NF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Kelsall

Company Name

Philip Kelsall Associates

Address

Address line 1

47 Rockside

Address line 2

Address line 3

Town/City

Mow Cop

County

Country

Postcode

ST7 4PG

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Please note, there are further eligibility criteria that will be covered in subsequent questions.

Please note: Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the nationally described space standard.

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?

- [x] 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; or
• Where the development covered by this application will begin after 20 March 2023, during the 10 year period before development begins.

- [ ] Yes
- [x] No

Will the external dimensions of the resulting building(s) extend beyond the existing building(s) at any point?

- [ ] Yes
- [x] No

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

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place, or that have been terminated in the year before development is proposed to begin, need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

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

Dwellinghouses and floor space

To be eligible for this permitted development right, the number and size of dwellinghouses developed has to be within the limits set by legislation. This includes any dwellinghouses that were previously developed under this permitted development right.

- No more than a total of 5 dwellinghouses (including no more than 3 larger dwellinghouses) can be developed;
- No single dwellinghouse can exceed 465 square metres of floor space; and
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465 square metres.

For the purposes of this permitted development right:

- 'Smaller dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of no more than 100 square metres
- 'Larger dwellinghouse' means a dwellinghouse (Use Class C3) which has a floor space of more than 100 square metres but no more than 465 square metres.

Please note: For prior approval applications submitted from 6 April 2021 onwards - Any new dwellinghouse will only be eligible for permitted development rights if it has a gross internal floor area of at least 37 square metres, and complies with the nationally described space standard.

How many smaller dwellinghouses will be created by this proposal?

0

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.

2

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

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

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 building was being used solely for agricultural purposes in connection with an established agricultural unit, containing a cowshed and workshop for agricultural machine maintenance.

Change of use from agri building to a use falling within C3 (dwellinghouse) for up to 2no. dwellings together with building operations, including installation of rooflights and doors and repair to walls to the extent necessary for the building to function as a dwellinghouse.

The location and/or siting of the building does not make it impractical for the building to change from its agricultural use to a dwelling and would result in the increase of rural housing.

Please refer to the submitted Planning Statement for further details.

Are any associated building works or other operations required to make this change?

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.

⊘ Yes
◯ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations:

The works to be carried out are deemed to be reasonably necessary and are summarised within the plans provided and the structural survey, but it is evident that the building is deemed capable of conversion.

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

The development would not result in a material increase or change in the character of the traffic in the vicinity of the site. The building already exists and the abutting land is agricultural together with the existing farmhouse.

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

The building is located within the agricultural unit, and within proximity of the main farmhouse and as such the dwellings will not be subjected to adverse noise impacts.

The building already exists and the abutting land is agricultural together with the existing farmhouse.

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

The site has not been determined as contaminated land under the Environmental Protection Act 1990. The site is not understood to lie within a designated area.

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 site is not known to be within an area at risk of flooding and nor does the size of the site warrant requirement for FRA.

Declaration

I / We hereby apply for Prior Approval: Change of use - agriculture to dwellinghouses 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

Philip Kelsall

Date

18/07/2023