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

Ivy House Farm

Address Line 1

Rownall Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Wetley Rocks

Postcode

ST9 0BT

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

Easting (x)

395047

Northing (y)

350170

Description

Applicant Details

Name/Company

Title

First name

Surname

JCM Group Holdings (UK) Ltd

Company Name

Address

Address line 1

C/O Sammons Architectural Ltd

Address line 2

10 Cawdry Buildings

Address line 3

Fountain Street

Town/City

Leek

County

Staffordshire

Country

Postcode

ST13 6JP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Teresa

Surname

Critchlow

Company Name

Sammons Architectural Limited

Address

Address line 1

10, Cawdry Buildings

Address line 2

Fountain Street

Address line 3

Town/City

Leek

County

Country

Postcode

ST13 6JP

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 a dwellinghouse (Class C3) and for building operations reasonably necessary for the conversion

Reference number

DET/2022/0004

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

24/03/2023

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

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

Scheme for protecting the approved dwellinghouses from noise resulting for the use of the neighbouring agricultural building. Paragraph 10 of the appeal which allowed this development identified that the frequent use of the adjacent modern agricultural building may have the potential to impact upon the amenity afforded to the occupiers of the approved dwellings. It was further considered that the smaller lambing shed which would only be in use for a few weeks each year, would not be problematic in terms of noise or odour.

In order to address the issue of noise the applicant proposes to demolish the larger agricultural building as shown on the submitted site plan and elevational drawings. The smaller lean to lambing shed which is furthest away from the approved dwellings and which was found to raise no adverse issues will be modified as shown on the submitted plans and retained.

As part of planning application SMD/2017/0701 which related to the retrospective rebuilding of the adjacent stone barn and proposed conversion into two dwellings and erection of a detached garage a barn owl nest box was agreed to be located within the lean to lambing shed as part of the mitigation proposals contained within the Eyebright Ecology Bat Activity Survey (June 2022). Drawing number 2015-2033-45 shows that the barn owl nest box (details of which have also been provided) will be provided and retained as required by condition 19 on planning permission SMD/2017/0701.

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?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Teresa Critchlow

Date

07/08/2023