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

Ashcombe Park

Address Line 1

Cheadle Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Cheddleton

Postcode

ST13 7BE

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

Easting (x)

397397

Northing (y)

351220

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

JCM Group Holdings (UK) Ltd

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 dwelling (C3) to shooting lodge and private function venue (Sui Generis)

Reference number

SMD/2021/0117

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

12/11/2021

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

Condition number(s)

2 and 12

Has the development already started?

- [x] Yes
- [ ] No

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

03/01/2021

Has the development been completed?

- [x] Yes
- [ ] No

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

30/06/2023

Condition(s) - Variation/Removal

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

A further listed building consent application SMD/2023/0376 which seeks external and internal changes to the building to allow increased use of the basement area has now been submitted to the council. Whilst no associated planning permission is required as no development is taking place (as confirmed by email from Chris Johnston) the application does have implications for conditions on the previously approved application SMD/2021/0117 and the documentation submitted as part of it. This application therefore seeks to vary the conditions so that they make reference to the updated documentation submitted as part of the further listed building consent.

The basement future use method statement confirms that the bat roost will be set aside for sole use by bats with no access for accidental disturbance. This document has been updated to include general info on bats, and to ensure future staff, maintenance contractors etc are aware of the presence of roosts, also what to do if a bat does appear in an area used by people.

The lighting plan has been updated to reflect the new proposals.

The previous methodology statement was out of date as essentially all the works it related to are complete. This document has therefore been amended to provide a statement of compliance and included the evidence of the ecologists daily monitoring visits during the period of works.

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

Condition 2 omit the previously approved plans:
Basement Future Use received on 21/10/21
Bat Methodology Statement for Basement and Roof and Plumbing received on 17/08/21
Ashcombe Hall Bat Sensitive Lighting Plan V1 dated 05.10.21
Basement and Ground Floor Plan 27 Rev Q received on 21/10/21
Site Plan 26 Revision M received on 19/08/2021
Elevations 30 Revision D received on 21/10/21

and substitute with the following updated plans submitted with this application
Future Use Working Method Statement (Updated August 2023)
Ashcombe Bat Methodology Confirmation of Compliance (Updated Aug 2023)
Ashcombe Bat Sensitive Lighting Plan (Updated August 2023)
Drawing number 2014-1967-61B Basement Alterations Planning Proposal Floor Plans
Drawing number 2014-1967-68A Basement Alterations Proposed Site Plan and photograph of proposed gates
Drawing number 2014-1967-67 Basement Alterations Proposed Conditions

In addition condition number 12 should be omitted entirely as the coach lights required by this condition have been included in the updated Ashcombe Bat Sensitive Lighting Plan

Site Visit

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

◯ Yes
⊘ No

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

⊘ 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

Email dated

Date (must be pre-application submission)

17/07/2023

Details of the pre-application advice received

Copy of email attached

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

◯ The Applicant
⊘ The Agent

Title

Mrs

First Name

Teresa

Surname

Critchlow

Declaration Date

13/09/2023

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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.

☑ I / We agree to the outlined declaration

Signed

Teresa Critchlow

Date

13/09/2023