



STAFFORDSHIRE
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 DISTRICT COUNCIL
 ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
 Moorlands House, Stockwell Street, Leek
 Staffordshire Moorlands, ST13 6HQ
 Telephone: 0845 605 3013
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Application for Outline Planning Permission with all matters reserved

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Luke

Surname

Jackson

Company Name

Jackson's Nurseries

Address

Address line 1

Jacksons Nurseries

Address line 2

Thorney Edge Road

Address line 3

Bagnall

Town/City

Staffordshire

County

Country

UK

Postcode

ST9 9LE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

Outline approval is sought for an agricultural workers dwelling at Jackson's Nurseries, Thorney Edge Road, Bagnall where current owners, Roger & Ruth Jackson, seek to retire from management of the business.

The nursery grows stock on site with over 2,000 m2 of covered growing area comprising heated and unheated polytunnels, another 2,000 m2 of net tunnels producing >300,000 plants per year, ~3 acres of outdoor container beds and 10 acre open ground growing area. The application is for Luke Jackson, son of the owners, to build a farm-workers dwelling, required due to the on-site demands of Luke's occupation as he takes a greater role in managing the nursery business. The dwelling will act as a family home for Luke and wife Priya Shah Jackson and their family (Priya is currently pregnant).

Living in close proximity is necessary for the effective management of the business for multiple reasons. Primarily, 24 hour on-site availability is required to effectively care for the plants on the nursery. During the colder months of the year, tender plants require frost protection when necessary. Whilst weather forecasts help, this cannot always be perfectly predicted, such that providing cover and/or fleece protection of plants is sometimes required late in the day when nursery staff have left the site. Large volumes of cold sensitive crops are grown which need to be heated and kept at a constant temperature. Regular temperature and performance checks are needed, even through the night.

By way of background, Peter Jackson (Roger's father), purchased Lawn Farm in 1967 and started growing plants in 1968, trading as Jacksons Nurseries. In 1985 Roger formed a partnership with Peter and continued to develop the business. In 1986, permission was granted to build an agricultural workers dwelling to enable the critical care and management of the business to pass from father to son as Peter stepped back to retirement.

Following Peter's death in 2015, Lawn Farm was inherited by his daughter Pippa, a teacher and her family. Jacksons Nurseries and the land were inherited by the Roger Jackson who remains in the agriculturally tied workers dwelling on the land. Lawn Farm is now a private residence with no interests in Jacksons Nurseries and under separate private ownership. The land previously associated with Lawn Farm remains as Jacksons Nurseries.

To enable Luke to have the opportunity to ensure the continued viability of the horticultural enterprise (now supporting 60 local employees), he too now needs to live on site as did his father and grandfather to ensure the surety of the propagation and growing process that underpins the business.

Precise size & layout of the proposed dwelling are kept as reserved matters, pending full planning application but would be functional, in keeping with surrounding properties, proportionate with the nursery operations of the Jackson's Nurseries business and sufficient to accommodate and meet the needs of a young family.

Has the work already been started without planning permission?

- ☐ Yes
☒ No

Site Area

What is the measurement of the site area? (numeric characters only).

600.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

rough grazing

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Recently used for rough grazing for beef cattle , last used horticulturally 1980s but found too poor horticulturally.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:
Houses
1 Bedroom:
0
2 Bedroom:
0
3 Bedroom:
0
4+ Bedroom:
1
Unknown Bedroom:
0
Total:
1

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	1	0	1

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

40

Part-time

20

Total full-time equivalent

50.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Self-build and custom build development

Reason for selecting exemption:

It will be a self-build.

Note: Please read the help text for further information on the exemptions available and when they apply

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?

☒ 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

Date (must be pre-application submission)

25/08/2021

Details of the pre-application advice received

- Other applications have been successful on the grounds of 24/7 plant care requirements. Important to demonstrate that it is essential for someone to be living 24/7 on site to manage and operate the business.
- Long term viability of the business needs to be demonstrated (evidence e.g. accounts may be requested).
- Site security (alone) considered less of a legitimate grounds for planning permission as alternative security measures such as physical security can be put in place.
- Important to make clear that Luke has a wife and is looking to start a family, therefore, an annex to Roger and Ruth's existing dwelling would not be suitable. Note: Priya is now pregnant.
- Options of submitting an outline planning application to seek acceptance of the principle of an agricultural workers dwelling in the first case discussed.
- Preference for dwelling to be inconspicuous with suitable screening.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ 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?

- ☐ Yes
- ☒ No

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

- ☒ 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**
- ☐ **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**

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Thorney Edge House

Number:**Suffix:****Address line 1:**

Thorney Edge Road

Address Line 2:

Bagnall

Town/City:

Staffordshire

Postcode:

ST9 9LE

Date notice served (DD/MM/YYYY):

24/03/2024

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Luke

Surname

Jackson

Declaration Date

24/03/2024

☒ Declaration made**Declaration**

I/We hereby apply for Outline planning permission: All matters reserved 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

Luke Jackson

Date

24/03/2024

Amendments Summary

- (1) Ownership certificate - "date notice served" updated to 24-Mar-24.
- (2) Location Plan – updated with label for 'Thorney Edge Road'.
- (3) Site plan – updated to show boundaries to the site and proposed access in form of new driveway.