

Our Ref: 2021-10c

Planning – Development Management Team
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

10th September 2024

VIA PLANNING PORTAL

To Whom It May Concern,

RE: Variation of Condition 1 for agricultural building @ Land East of Eaves Lane, Armshead, Staffordshire ST2 8NA

Adams Planning + Development Ltd (APD) are writing on behalf of the landowners, Chris Holt and Gail Thompson, in order to submit a Section 73 variation of condition application to the Decision Notice (Ref: SMD/2021/0175) that approved the following form of development:

“Retention of agricultural building with associated access track and infrastructure.”

We are seeking to vary Condition 1 of the planning application that currently reads as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

- 01
- 02A
- 03A
- 04A”

To read as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

- 01, Revision A
- 02, Revision B
- 03, Revision C
- 04, Revision B”

The enclosed updated plans reflect the following key changes to the approved plans:

- Re-orientation of the building by 90 degrees at the advice of the installer due to the presence of ground water at the site and improve access to/from the building by the Applicants and the animals from the field network to the south. The re-orientation of the barn also resulted in the massing and frontage of



the barn being reduced from 22 metres to 11 metres when viewed from the nearest public viewpoint – i.e. the footpath.

- The insertion of a lean-to extension that accommodates both hay storage and a dedicated chicken hut for ease of access.
- A W/C to enable the applicants to wash and clean themselves on site.
- Insulated walls and ceilings for the incubation room given the need to retain a constant heat for incubating the chickens eggs that they are breeding on site.
- Moveable stalls that are stored in the barn that can be moved around the open plan area to accommodate the sheep, pigs and for lambing during lambing season.

The alterations to the barn orientation and floor layout enables better animal husbandry of the animals that the applicants keep within the barn, and make the barn more open plan to assist the applicant (who is registered blind) to move around the barn better. This planning application removes the former storage, brew room and kennel facilities detailed on a previous submission in-line with the advice received from lead members of the Council's Planning Team in correspondence and discussions held in July and August 2022. The proposed floor plans do, therefore, represent the 'as built' improved internal layout requested by the Council.

The planning application has been submitted and paid for via the Planning Portal. We would be grateful if you could please contact the under-signed in the first instance in order to arrange the site visit.

Yours sincerely,

Russell Adams

For and on behalf of Adams Planning + Development Ltd

Cc: Chris Holt & Gail Thompson

Encl:

Drawing No's 01, Revision A, 02, Revision B, 03, Revision C and 04, Revision B

