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MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FOUR copies of this form and FOUR copies of the plans are required.

\cap o	one
Parl	

1. APPL	1. APPLICANT		π
Name:	JJ GALLAGHER LTD	Name:	MALCOLM ARMSTRONG OF ROGER TYM &
Address:	GALLAGHER HOUSE, GALLAGHER WAY,		PARTNERS
	GALLAGHER BUSINESS PARK, WARWICK, CV34 6AF.	Address:	17 ST ANN'S SQUARE
Tel. No.:	01926 339 339		MANCHESTER, M2 7PW
		Tel. No.:	0161 834 0833

Particulars of Proposed Development

3. Address or location of proposed development.

BIDDULPH, ADJACENT A527.

4. Description of proposed development.

NON-FOOD RETAIL DEVELOPMENT WITH ASSOCIATED CAR
PARKING AND CONSTRUCTION OF NEW ACCESS ROAD.

06 / 008 78

2 4 MAY 2006 - SMD C Type of Application 5. (a) Is this a full application? (This includes a change of use) NO YES (b) Is this an outline application? If YES tick the items (if any) for which you are seeking approval at this (See Guidance Notes) 4. Means of Access √ 1. Siting (inc. layout) 2. Design Landscaping 3. External Appearance NO (c) Are you applying for approval of reserved If YES state reference and date of outline matters following an outline permission? permission. (d) Are you applying for temporary permission? NO If YES state the length of period for which you are applying. NO (e) Are you applying for renewal of an existing If YES state reference and date of existing temporary permission or to continue a use permission and relevant condition where or retain a building without complying with appropriate. a condition(s)? 6. State whether your proposal includes:-YES (a) New Buildings (b) Alterations or extensions to existing buildings NO (c) Change of Use NO (d) Construction of new access to highway Vehicular YES Pedestrian YES (e) Alteration of existing access to highway NO Vehicular Pedestrian NO (f) Any operations not falling within the above NO categories.

Site Particulars

7. (a) Present use of land or buildings.	PART VACANT AND PART AGRICULTURAL GRAZING
(b) If vacant, state the last use and the date it ceased.	NOT KNOWN
(c) What is the area of the application site? (metric only)	4.02 hectares
(d) Are there any buildings which are to be demolished?	NO If YES indicate on your submitted plans
(e) Are there any trees which will have to be lopped, topped or felled?	NO If YES indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	NO If YES indicate on your submitted plans and show any proposed diversion

Additional Information

8.	Are you providing public open space within the development?	NO If YES please ensure this is clearly identified on the submitted plans. If NO please refer to guidance notes					ns.
9	State the type, colour and finish of the external materials.	Existing Walls	N/A				
	(If alterations or extensions to buildings are involved)	Proposed Walls	N/A				
		Existing Roof	N/A				
		Proposed Roof	N/A				
10.	How will surface water be disposed of?(Please tick appropriate box)	Mains √ Soakawa	Mains √ Soakaway □ Other □ (please state)				
11.	How will foul sewage be dealt with?	Mains √ Septic Ta	Mains √ Septic Tank □ Other □ (please state)				
12.	How many vehicle parking spaces do you intend to provide?	Existing Spaces w site (if any)	ithin	0	Additional Spaces	329	
13.	Is the application for industrial, office, warehousing, storage, retail or other commercial development?	YES If YES complete Form 2					
14.	Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	NO If YES comp	olete F	orm 3			

Ownership

15.	State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	CONDITIONAL CONTRACTS TO PURCHASE				
16.	State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	NONE				
17.	Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A□ B√ C□ D□				

Fee

١,	18. State the amount of the	fee submitted with the ap	plication	£5,500 (five thousand and five hundred pounds)	

19. I/We hereby apply for:- (Tick appropriate box)

- (a) Planning permission to carry out the development described in this application and the accompanying plans.
- (b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.
- (c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required

Signed: My May 2006

On behalf of: JJ GALLAGHER LTD.

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RT VACANT A	ND PART AGRIC	CULTURAL GRAZING	
T KNOWN			
2 hectares	*****		
If YES indi	icate on your subr	mitted plans	
If YES indi	icate on your subr	mitted plans	
If YES indi	cate on your subr	mitted plans and show diversion	
If YES please	e ensure this is cli	early identified on the sub efer to guidance notes	omitted plans.
sting Walls	N/A		
posed Walls	N/A		
sting Roof	N/A		
posed Roof	N/A		
ns √ Soakawa	ay 🗌 Other 🗌 (ple	ease state)	
ins √ Septic Ta	ank 🗌 Other 🗎 (please state)	
sting Spaces w (if any)	vithin 0	Additional Spaces	329
S If YES com	nplete Form 2		
If YES comp	plete Form 3		
NDITIONAL CO	ONTRACTS TO F	PURCHASE	
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it described in	this application a	ind √	
eserved in the ng plans.	outline permissi	ion	
liready carried	out, or a use of la companying plans	and s.	
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of for any off	r form of annual	al which may be recoined	
		al which may be required.	I
S Dated:	2 / a	y 2006	
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FORM 2



Planning Service

Additional Information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shops or other Commercial Development (Please answer questions relevant to the proposed development)

1.	In the case of industrial development, give a descrip be carried on and of the end products, the type of pla installed and whether these are indoors or outdoors.			N/A					
2.	If the proposal forms a stage of a larger scheme for a permission is not at present sought, please give what about the ultimate development.		can	N/A					
3.	(a) Is the proposal related to an existing use on or no If "Yes" please explain the relationship.	ear the site?		N/A					
	(b) Is this a new, a branch or a subsidiary establishn Please specify.								
4.	Is this a proposal to replace existing premises in this which have become obsolete, inadequate or otherwis If "Yes" please give details including the location as such premises and state your intentions in respect of	se unsatisfactory? Ind gross floor area Ithese premises.	a of	N/A					
5.	What is the amount of floor space on the site relating	g to the following	uses:-	Existing (if	any) (sq.m.)	Propose	d (sq.m.)	Total	(sq.m.)
	Industrial		(a)	N/A		N/A		N/A	
	Office/Administration		(b)	N/A		N/A		N/A	
	Retail		(c)	N/A		7386		7386	
	Storage		(d)	N/A		N/A		N/A	
	Warehousing		(e)	N/A		N/A		N/A	
	Other Uses		(f)	N/A		N/A		N/A	
	What is the total floor space of all buildings $(a + b + c + d + e + f)$?		(g)	N/A		6,735		6,735	
6	How many staff are/will be employed in each of the	following		Existin	ng Total	Dronoco	l Change	Nam	Total
U.		-		i EXISTE	er lorai				
0.	categories?	Č							,
0.		Office	(a)	Full Time N/A	Part Time N/A	Full Time	Part Time	Full Time	Part Time
U		-	(a) (b)	Full Time	Part Time				,
0.		Office		Full Time N/A	Part Time N/A	Full Time	Part Time	Full Time	Part Time
	categories?	Office Industrial	(b)	Full Time N/A N/A N/A N/A	Part Time N/A N/A N/A N/A	Full Time	Part Time	Full Time	Part Time N/A
7.	what provisions have been made for the parking,	Office Industrial Other	(b) (c)	Full Time N/A N/A N/A N/A Existing	Part Time N/A N/A N/A N/A Vehicle	Full Time N/A Proposed	Part Time N/A	Full Time N/A Total	Part Time N/A Vehicle
	categories?	Office Industrial Other	(b) (c)	Full Time N/A N/A N/A N/A Existing	Part Time N/A N/A N/A N/A	Full Time N/A Proposed	Part Time	Full Time N/A Total	Part Time N/A
	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading.	Office Industrial Other	(b) (c) (d)	Full Time N/A N/A N/A N/A Existing Spa	Part Time N/A N/A N/A N/A Vehicle	Full Time N/A Proposec Spa	Part Time N/A	Full Time N/A Total \(\) Spi	Part Time N/A Vehicle
	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff,	Office Industrial Other	(b) (c) (d)	Full Time N/A N/A N/A N/A Existing Spa	Part Time N/A N/A N/A N/A Vehicle	Full Time N/A Proposec Spa 9	Part Time N/A I Vehicle	Full Time N/A Total Spi 9	Part Time N/A Vehicle aces
	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle	Office Industrial Other	(b) (c) (d) (a) (b)	Full Time N/A N/A N/A N/A Existing Spa N/A N/A N/A N/A	Part Time N/A N/A N/A N/A Vehicle	Full Time N/A Proposet Spa 9 320	Part Time N/A I Vehicle	Full Time N/A Total Spr 9 320	Part Time N/A Vehicle aces
	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right. What is the estimated maximum number of vehicles	Office Industrial Other All (a + b + c)	(b) (c) (d) (a) (b) (c)	Full Time N/A N/A N/A N/A Existing Spa N/A N/A	Part Time N/A N/A N/A N/A Vehicle	Proposed Spa 9 320 SEE PLANS 329	Part Time N/A I Vehicle	Full Time N/A Total Sp. 9 320 SEE PLANS	Part Time N/A Vehicle aces
7.	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right.	Office Industrial Other All (a + b + c) in each of the any one day?	(b) (c) (d) (a) (b) (c) (d)	Full Time N/A N/A N/A N/A Existing Spa N/A N/A N/A N/A	Part Time N/A N/A N/A N/A Vehicle aces	Proposed Spa 9 320 SEE PLANS 329	Part Time N/A I Vehicle	Full Time N/A Total Spr 9 320 SEE PLANS 329	Part Time N/A Vehicle aces
7.	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right. What is the estimated maximum number of vehicles following categories based at and visiting the site in	Office Industrial Other All (a + b + c) in each of the any one day? aden weight	(b) (c) (d) (a) (b) (c)	Full Time N/A N/A N/A N/A Existing Spa N/A N/A N/A N/A Existing	Part Time N/A N/A N/A N/A Vehicle aces Based at Site	Proposed Spa 9 320 SEE PLANS 329	N/A N/A I Vehicle ces	Full Time N/A Total 'Spi 9 320 SEE PLANS 329 Visiting Site	Part Time N/A Vehicle aces
7.	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right. What is the estimated maximum number of vehicles following categories based at and visiting the site in Under 3 tons unlad	Office Industrial Other All (a + b + c) in each of the any one day? aden weight	(b) (c) (d) (a) (b) (c) (d) (d)	Full Time N/A N/A N/A N/A Existing Spa N/A	Part Time N/A N/A N/A N/A Vehicle aces Based at Site	Proposed Spa 9 320 SEE PLANS 329	N/A N/A I Vehicle ces	Full Time N/A Total 'Spi 9 320 SEE PLANS 329 Visiting Site	Part Time N/A Vehicle aces
7.	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right. What is the estimated maximum number of vehicles following categories based at and visiting the site in Under 3 tons unlated the column of the table on the right. What is the nature, volume and proposed means of delta to the parking, loading the site in the column of the table on the right.	Office Industrial Other All (a + b + c) in each of the any one day? aden weight den weight	(b) (c) (d) (a) (b) (c) (d) (a) (b) (c) (c) (c)	Full Time N/A N/A N/A N/A Existing Spa N/A N/A N/A N/A N/A N/A N/A Existing N/A	Part Time N/A N/A N/A N/A Vehicle aces Based at Site	Proposed Spa 9 320 SEE PLANS 329	N/A N/A I Vehicle ces	Full Time N/A Total 'Spi 9 320 SEE PLANS 329 Visiting Site	Part Time N/A Vehicle aces
8.	What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right. What is the estimated maximum number of vehicles following categories based at and visiting the site in Under 3 tons unlad Over 3 tons unlad All (a + b)	Office Industrial Other All (a + b + c) in each of the any one day? aden weight den weight isposal of any tra ny of the material	(b) (c) (d) (a) (b) (c) (d) (a) (b) (c) (d)	Full Time N/A N/A N/A N/A Existing Spa N/A	Part Time N/A N/A N/A N/A Vehicle aces Based at Site	Proposed Spa 9 320 SEE PLANS 329	N/A N/A I Vehicle ces	Full Time N/A Total 'Spi 9 320 SEE PLANS 329 Visiting Site	Part Time N/A Vehicle aces

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NAMED SUBSTANCES

1 Substances	2 Notifiable quantity tonnes
Liquefied petroleum gas, such as	
commercial propane and commercial	
butane, and any mixtures thereof held at	
a pressure greater than 1.4 bar absolute.	25
Liquefied petroleum gas, such as	
commercial propane and commercial	
butane, and any mixture thereof held	
under refrigeration at a pressure of 1.4	
bar absolute or less	50
Phosgene	2
Chlorine	10
Hydrogen fluoride	10
Sulphur trioxide	15
Acrylonitrile	20
Hydrogen cyanide	20
Carbon disulphide	20
Sulphur dioxide	20
Sulphur dioxide	20
Bromine	40
Ammonia (anhydrous or as solution	40
containing more than 50% by weight of	100
ammonia)	100
Hydrogen	2
Ethylene oxide	5
Propylene oxide	5
tert-Butyl peroxyacetate	5
tert-Butyl peroxyisobutyrate	5
tert-Butyl peroxymaleate	5 5
tert-Butyl peroxy isopropyl carbonate	5
Dibenzyl peroxydicarbonate	5
2,2-Bis (<i>tert</i> -butylperoxy) butane	5
1,1-Bis (<i>tert</i> -butylperoxy) cyclohexane	5
Di-sec-butyl peroxydicarbonate	5
2,2 Dihydroperoxyprogane	5
Di-n propyl peroxydicarbonate	5
Methyl ethyl ketone peroxide	5
Sodium chlorate	25
Cellulosenitrate other than – (a)	
cellulosenitrateto which the Explosives	
Act 1875 (a) applies; or (b) solutions of	
cellulose nitrate where the nitrogen	
content of the cellulose nitrate does not	
exceed 12.3% by weight and the solution	
contains not more than 55 parts of	
cellulose nitrate per 100 parts by weight	
of solution	50
Ammonium nitrate and mixtures of	20
ammonium nitrate where the nitrogen	
content derived from the ammonium	
nitrate exceeds 28% of the mixture by	
· 1	
weight other than (a) mixtures which the	
Explosives Act 1875(a) applies; or (b)	
ammonium nitrate based products	
manufactured chemically for use as	
fertiliser which comply with Council	
Directive 80/876/EEC (b)	50
Aqueous solutions containing more than	
90 parts by weight of ammonium nitrate	
per 100 parts by weight of solution	500
Liquid oxygen	500

PART 11 CLASSES OF SUBSTANCES NOT SPECIFICALLY NAMED IN PART 1				
1 Class of Substance	2 Notifiable quantity tonnes			
Gas or any mixture of gases which is flammable in air and is held in the installation as a gas	15			
2. A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture or liquid and gas at a pressure of more than 1.4 absolute	being the total quantity of substances above the boiling points whether held singly or mixtures			
3. A liquefied gas or any mixture of liquefied gases, which is flammable in air, has a boiling point of less than 0° (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less	being the total quantity of substances having boiling points below 0°C whether held singly or in mixtures			
4. A liquid or any mixture of liquids not included in items 1 to 3 above, which has a flash point of less than 21°C.	10,000			
PIPE-LINES				
Pipe-lines containing any of the substances listed at or above the quantities specified except where the only hazardous substance that the pipe-line contains is either a flammable gas as defined in item 1 of Part II of this Appendix at a pressure of less than 8 bars absolute, or a flammable liquid as defined in item 4 of Part II of this Appendix.				

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Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

None of the land to which the application/appeal* relates is or is part of an agricultural

•	holding.	men the applica	поп/аррсаг	relates is, o	i is part or, an agrice	inurai
or						
* *	than my/him/her* self was a tenant of an	i have/the applicant has/the appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:				
	Tenant's name	Address a was serve	t which not	ice	Date on which no was served	otice
	06/00	8 7 8	OUT	2 4 MA	Y 2006 - SM D C	
			,	,		
		Signed	of and	for Re	OGER TYM & PART	NERS

*delete where inappropriate

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*On behalf of.......JJ GALLAGHER LTD

Date 2 May 2006

⁽a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.



Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Cer	tific	ate	\mathbf{B}_{0}	(a)
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I certify that:

06/00878

OUT 24 MAY 2006 - SMD C

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner(b) of any part of the land to which the application relates, as listed below.

Owner's (b) name	Address at which notice was served	Date on which notice was served
JOSEPH WILLIAM BROWN	133 KETTERING DRIVE EATON PARK BUCKNALL STAFFS ST2 9NF	28/04/2006
DAVID JOHN BROWN	46 DORSET DRIVE HAYDON PARK BIDDULPH STOKE ON TRENT ST8 6DG	28/04/2006
COMPANY SECRETARY	GEORGE WIMPEY MIDLAND LIMITED ST DAVID'S COURT UNION STREET WOLVERHAMPTON WV1 3JE	28/04/2006
STAFFORDSHIRE COUNTY COUNCIL	TRANSPORT POLICY AND STRATEGY DEVELOPMENT SERVICES DIRECTORATE STAFFORDSHIRE COUNTY COUNCIL RIVERWAY STAFFORD STI6 3TJ Signed Add L for ROC	28/04/2006 GER TYM & PARTNERS
	*On behalf of	JJ GALLAGHER LTD
	Date 2 May 2006	
*delete where inappropriate	\mathcal{O}	

This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

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^{&#}x27;Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).



MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner* or a tenant**)

Proposed development at (a) LAND ADJACENT TO A527, BIDDULPH.

I give notice that (b) GALLAGHER DEVELOPMENTS LIMITED

is applying to the (c) STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

for planning permission to (d) ERECT A NON-FOOD RETAIL DEVELOPMENT WITH ASSOCIATED CAR PARKING AND CONSTRUCTION OF NEW ACCESS ROAD.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at the Planning Department, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffs. ST13 6HQ

by (e) 23 MAY 2006

- * 'owner' means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).
- ** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Uf. Autos	
† On behalf of	JJ GALLAGHER LTD
	2006
,)	

Statement of Owner's Rights / 1 1 8 7 8

OUT 24 MAY 2006 - SMOC

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of Agricultural Tenant's Rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of Council
- (d) description of the proposed development
- (e) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

